

FEE \$ 10.00
TCP \$ 500.00
SIF \$ 292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 703 Estates Boulevard
 Parcel No. 2701-344-24-002
 Subdivision The Estates
 Filing 1 Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed ~~4117~~ 2676 Home 819 garage
 Sq. Ft. of Lot / Parcel 1.65 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 6000

OWNER INFORMATION:

Name Bing & Teri Lee
 Address 514-28 1/4 Rd.
 City / State / Zip Grand Jct, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name RED HART CONST.
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jct, CO 81503
 Telephone 234-0822 (Dan)

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: New S/F Residence w/ 3 car attached garage

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 15' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Fire Dept Approval
 Voting District B Driveway Location Approval UV Required on Planning Clearance
 (Engineer's Initials) Expiration 6- -05

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

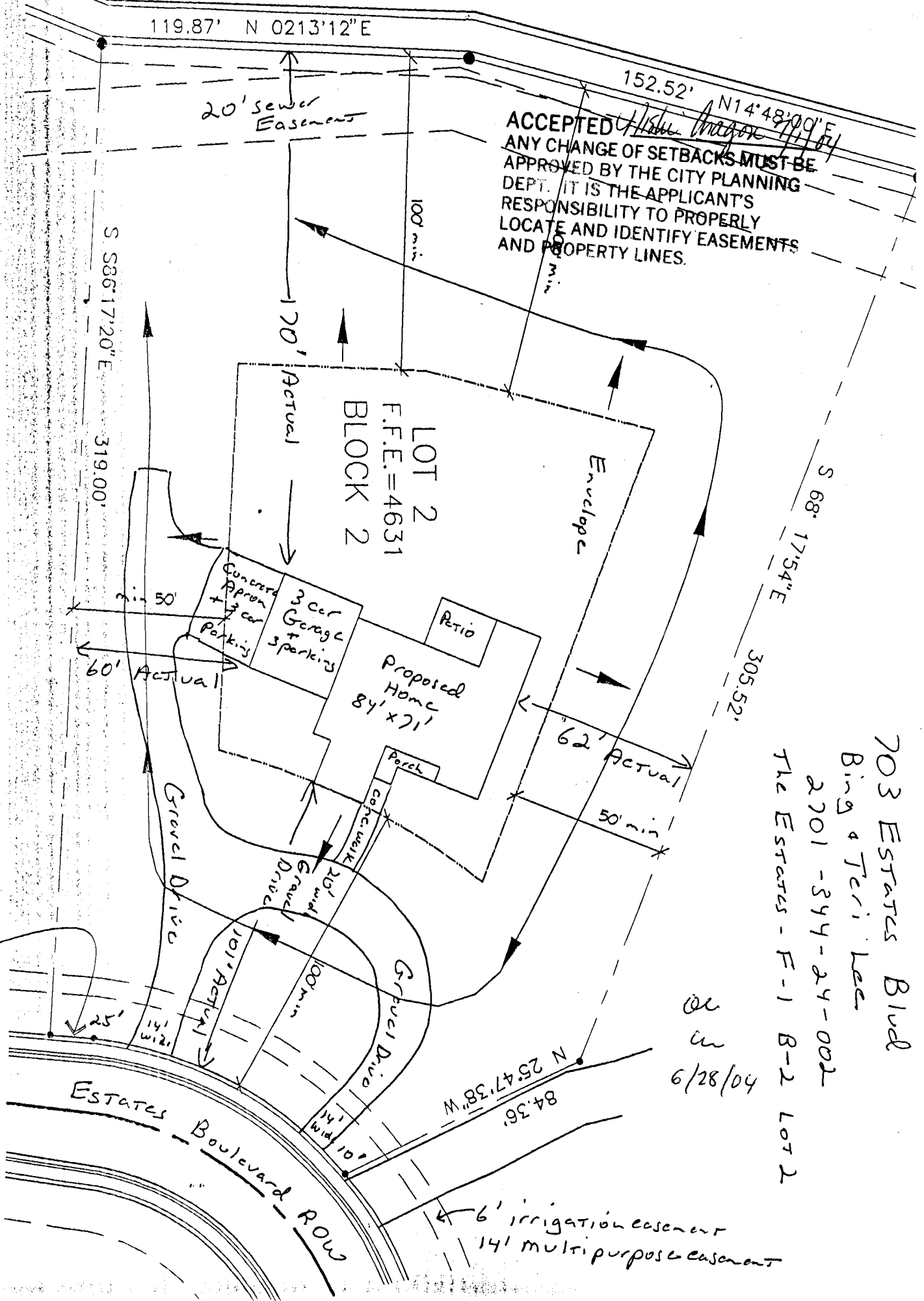
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date June 24, 2004
 Department Approval [Signature] Date 7/1/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>17406</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-1-04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

North
1" = 40'
SITE PLAN



703 Estates Blvd
Bing & Teri Lee
2201-344-24-002
The Estates - F-1 B-2 Lot 2

GRAND JUNCTION FIRE DEPARTMENT CLEARANCE FORM

Note: Allow a minimum of ten (10) working days for plan review

PROJECT NAME: 703 Estates Blvd ^{Home}	PROJECT ADDRESS: 703 Estates Blvd	BUILDING USE: Residential
CONTRACTOR NAME: Red Hart Const	CONTACT NAME: Dan Gearhart	CONTACT PHONE NUMBER: 234-0822

FOR OFFICE USE ONLY

PLAN REVIEW	DATE COMPLETED:
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Stamped Building Plans Minor Project Other: _____

FIRE PROTECTION SYSTEM	DATE COMPLETED:
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System Plans Hydraulic Calculations Component Cut Sheets CO State Registration Form

FIRE ALARM SYSTEM	DATE COMPLETED:
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System Plans Component Cut Sheets Battery Calculations

HOOD EXTINGUISHING SYSTEM	DATE COMPLETED:
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System Plans Component Cut Sheets

SPRAY BOOTH	DATE COMPLETED:
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Building Plans
 Extinguishing Systems: Water (see Fire Protection System above for requirements)
 Chemical (see Hood Extinguishing System above for requirements)

KNOX-BOX REQUIRED?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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*All tests and inspections require a minimum of twenty four (24) hrs advance notice
 *Fire Department-approved plans must be on site during required inspections
 *For final inspection, call 256-1564 (IVR INSPECTION CODES: 00 for Underground Fire Lines; 02 for Sprinkler Systems; 04 for Alarm System; 06 for Hood System; 08 for Spray Booth; 10 for Smoke Test; 12 for AST/UST; 20 for Fire Final)

REVIEW COMMENTS

Approved to apply for building permit

1. House is 2098 sqft main level
 479 sqft bonus room
 873 sqft garage

 3450 sqft TOTAL

2. Fire flow is 1498 gpm @ 20 psi

3. Fire flow is sufficient without sprinklers & house which is less than 3600 sq ft. total fire area

REVIEWER'S NAME: Charles Martin DATE: 6/30/04 TIME: _____

I HAVE READ AND UNDERSTAND THE REVIEW COMMENTS INDICATED ABOVE AND REQUIREMENTS:

Applicant's Signature _____ Date _____ Fee _____ Paid _____