

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 2245 IDEWA CT.  
 Parcel No. 2945-101-17.002  
 Subdivision MOORE MENOR  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs ~~4800~~ Sq. Ft. Proposed 4800  
 Sq. Ft. of Lot / Parcel 1.010 ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name JEFF CRANDUE  
 Address 2710 PATTERSON RD. #A  
 City / State / Zip GRAND JUNCTION, CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name JEFF CRANDUE  
 Address 2710 PATTERSON RD. #A  
 City / State / Zip GRAND JUNCTION, CO 81506  
 Telephone 970-257-1160

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 RMF-5 Maximum coverage, of lot by structures 6090  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District B Driveway Location Approval \_\_\_\_\_ Expires 6-22-05  
 (Engineer's Initials)

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 6.1.04  
 Department Approval [Signature] Date 6/22/04

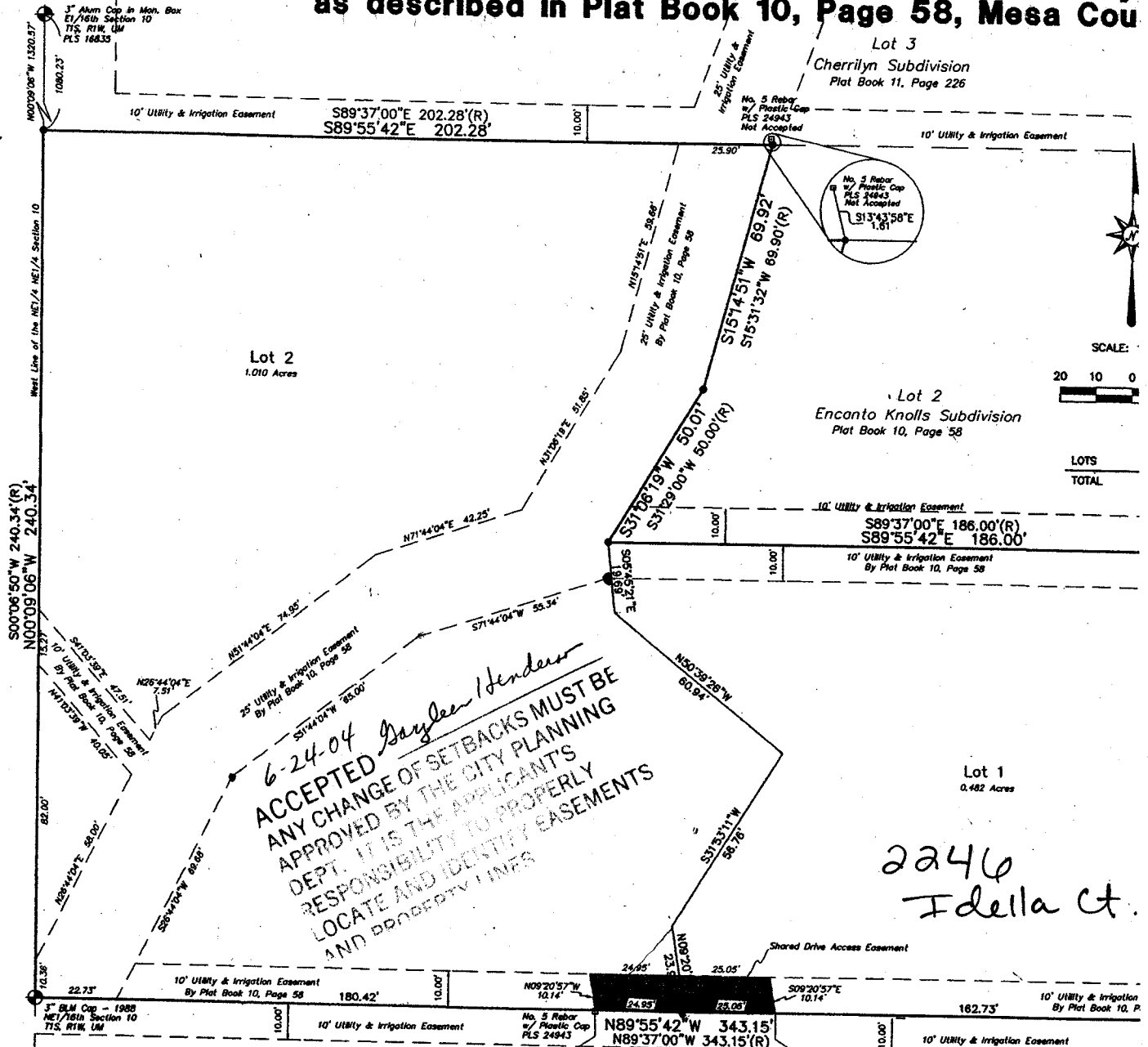
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17382</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/24/04</u>		

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)



# MOORE MINOR SUBDIVISION

A Replat of  
**Lot 1, Encanto Knolls Subdivision, Mesa County**  
 as described in Plat Book 10, Page 58, Mesa Cou



*6-24-04 Gayleen Henderson*  
**ACCEPTED**  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES

*2246*  
*Idella Ct.*

**SETBACKS**  
 20' FRONT  
 5' SIDES  
 25' REAR

**NOTES REQUIRED BY THE CITY:**

1. New residence may be required to be protected by automatic sprinkler system.
2. If new residence is placed on the North side of the existing irrigation ditch, a driveway 12 feet wide minimum and a bridge 12 feet wide minimum, capable of supporting a wheel load of 18000 pounds GVW must be constructed.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**LIENHOLDERS RATIFICATION OF PLAT**

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Moore Minor Subdivision. Signed this 25<sup>th</sup> day of June, 2002.

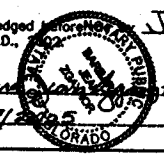
by: Jane Parick for: First National Bank of the Rockies

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
 COUNTY OF MESA

The foregoing instrument was acknowledged before me on this 25<sup>th</sup> day of June, A.D., 2002, by Jane Parick

Witness my hand and official seal:  
 Notary Public Barbara [Signature]  
 My Commission Expires 9/2/2005



## STORM SEWER DESIGN

2245 IDELLA COURT

June 9, 2004

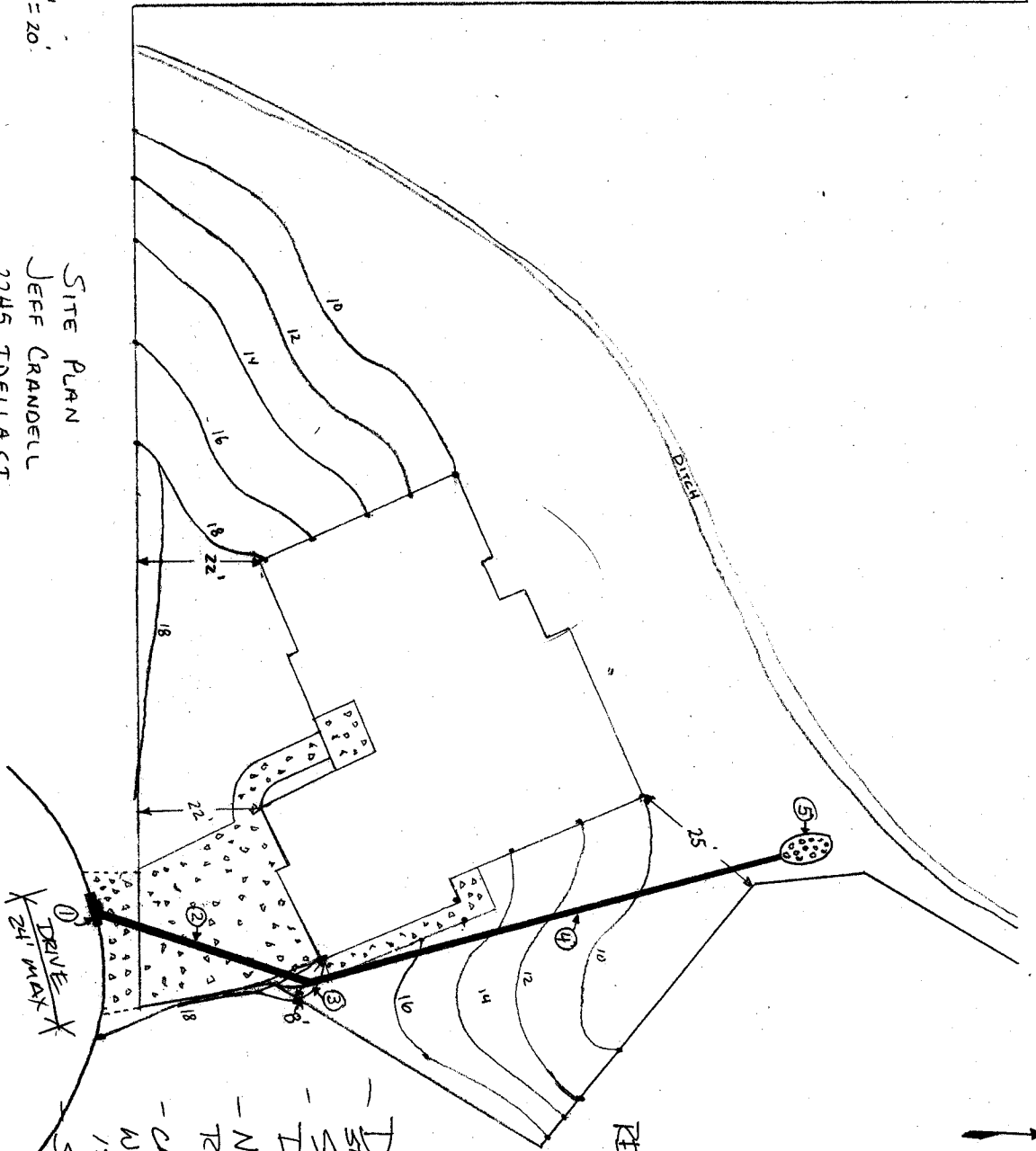
### GENERAL NOTES

1. All construction shall meet City of Grand Junction standards.
2. The location and elevation of this storm sewer is approximate and all items shall be field fit. Plenty of grade is available to allow flexibility in the field. Survey the proposed inlet, bend, and daylight locations and call Rick Dorris 256-4034 to review the locations in the field.
3. Storm sewer pipe and fittings shall be 18" ADS N-12 or approved equal.

### DESIGN NOTES

1. Construct double standard City inlet with drive over curb opening according to detail D-06. The grate elevation shall match the existing curb and gutter. Remove curb and gutter to the nearest joint on each side of the inlet. Construct new curb and gutter from the removal joint to the inlet on each side. The depth of the inlet is 4'. Grate flowline elevation is approximately 4618.0. 18" invert out is 4' lower.
2. Construct approximately 48 LF of 18" pipe at approximately 10.9%.
3. Install 22 1/2 degree 18" bend. Elevation approximately 4608.77.
4. Install approximately 77 LF of 18" pipe at approximately 1.0%. Berm over pipe as necessary to provide 6" of cover.
5. Daylight 18" pipe into existing irrigation return ditch at approximately elevation 4608.0. Install 6' X 6' of rip rap over bedding over fabric. Mean diameter of the rip rap is 12"; do not use rounded river cobble. Contour rip rap to the shape of the return ditch.

SCALE 1" = 20'  
 SITE PLAN  
 JEFF GRANDELL  
 2245 IDELLA CT.  
 GRAND JUNCTION, CO  
 81506



REF: SS-2002-124

- DRIVE OKAY MUST STAKE FOR SETBACK IN BACK
  - STORM SEWER DESIGN OK.
  - NEED WORK IN RIGHT OF WAY PERMIT.
  - CALL RICK DODDERS WHEN STORM SEWER IS STAKED.
  - STORM SEWER IS RESPONSIBILITY OF LOT OWNER.
- Rick Dodders  
 6-22-04