

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 3057 Ouray Street  
 Parcel No. 2943-161-13-003  
 Subdivision CIMARRON EAST  
 Filing 1 Block 3 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2680  
 Sq. Ft. of Lot / Parcel 68 Acre  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3136

**OWNER INFORMATION:**

Name Sunbelt Environmental Inc  
 Address 3032 I70B  
 City / State / Zip Grand Junction, Co 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Great Services  
 Address 3032 I-70B  
 City / State / Zip Grand Junction, Co 81504  
 Telephone 434-4616

**\*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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 10' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) per site plan Special Conditions \_\_\_\_\_  
 Voting District C Driveway Location Approval \_\_\_\_\_  
 (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).

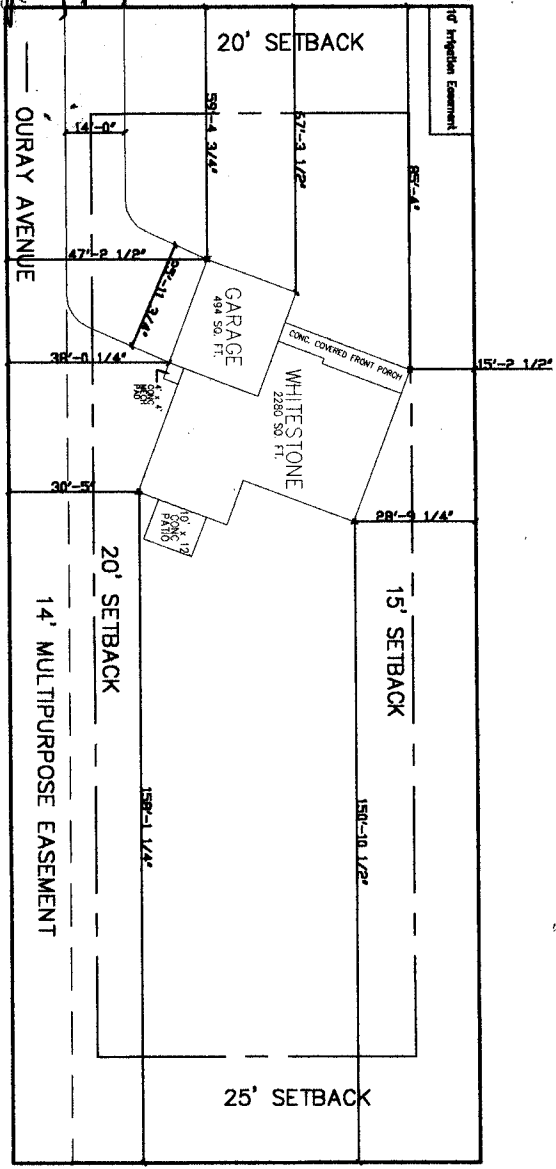
Applicant Signature [Signature] Date 5/18/04  
 Department Approval [Signature] Date 5/25/04

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 2 CGVSD  
 Utility Accounting [Signature] Date 5/25/04

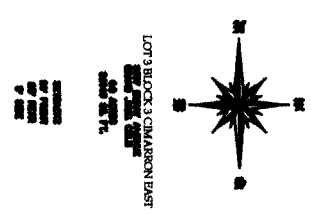
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3058  
Lot 2  
81K 3

DRIVE OK  
5/25/04



**SITE PLAN**  
SCALE: 1" = 20'



5/25/04  
ACCEPTED Chase Hall  
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.

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MODEL: WHITESTONE  
ADDRESS: 3057 OURY AVENUE  
CITY, STATE: GRAND JUNCTION, COLORADO

DRAWN BY: LS  
DATE: 3.17.04  
REVISIONS BY: LS  
DATE: 5.29.04

SHEET: 2

**GREAT NEW HOMES**  
3032 I-70 BUSINESS LOOP  
GRAND JCT., COLO. 81504

12.0'

6"x6" Wood Post

1

14' Multipurpose Pedestrian Easement

6" GV

B DIVISION G RIC

Curb, Cutter & Sidewalk

GRAND JUNCTION DRAINAGE DISTRICT HUMPHREYS DRAIN OPEN DITCH

GRAND JUNCTION DRAINAGE DISTRICT ACCESS TURN AROUND

EXISTING SEWER MANHOLES EXIST. 12" CMP

GRAND JUNCTION DRAINAGE DISTRICT EASEMENT

EXIST. 18" CONC. PIPE EXIST. DRAINAGE MANHOLE

TRACT C

BLOCK 3

EXISTING GAS METER

14' MULTIPURPOSE AND LANDSCAPE EASEMENT

EXIST. BUILDING

EXISTING WATER METER

EXISTING GAS LINE

Install 6' Cedar Fence along D 1/2 Road

Gravel Area

OVERHEAD POWER LINE

Area to Receive 3" Pit Run with required landscaping fabric

Existing Sewer

SECTION LINE BETWEEN HOME OWNERS ASSOCIATION GJDD EASEMENT.

DRIVE CUT

DRIVE CUT 25' MULTIPURPOSE EASEMENT

EXISTING MANHOLE

CHEROKEE VILLAGE SUBDIVISION ZONING RIC

EXISTING FIRE HYDRANT

6.5' DRIVE OVER CG & SW

EXISTING FIRE HYDRANT

LEGEND

- SANITARY SEWER (CENTRAL UNDERGROUND WATER LINE)
- WATER METER
- FIRE HYDRANT (Proposed)
- FIRE HYDRANT (Existing)
- ⊕ WATER LINE VALVE
- UNDERGROUND ELECTRIC LI
- UNDERGROUND GAS LINE (PL)
- ⊕ POWER POLE
- Proposed Grass (Fescue)
- Sunburst Honey Loose *Gleditsia* 11/2' at planting.
- Tam Juniper *Juniperus sp.* 5 gal. at planting.
- New Post Plant *Prunus cer.* 5 gal. at planting.
- Sea Green Juniper *Juniperus sp.* 5 gal. at planting.
- Barbary *Berberis thunbergii* 5 gal. at planting.
- Traffic Direction
- Concrete
- New Street Sign except where as
- PROPOSED SANITARY
- CLAY CUTOFF WALL ON S
- Existing Manhole
- New Sewer Manhole
- PROPOSED WATER I
- SS SEWER SERVICE LINE
- WS WATER SERVICE LINE
- ⊕ WATER TEE
- ⊕ WATER VALVE or 6" GATE
- ⊕ L.P. LIGHT POLE
- ⊕ STOP SIGN, R1-1
- 2,000 Sq. Ft. Building
- Building Envelope

Note: 1. Tracts A and B will be maintained by Home Owners Association.  
 2. Tract C will be maintained by Grand Junction Drainage District.

"APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR OR ENGINEER FROM CONFORMANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS."  
*Lisa M. Stuberger* 3-3-2000  
 CITY DEVELOPMENT DEPARTMENT DATE  
*J. Senior Planner*