

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 890 Overview No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. ~~2701-261-37005~~ 2701-261-37005 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Grand Vista Sq. Ft. of Lot / Parcel _____
 Filing 1 Block 3 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Maic McAtlin
 Address 890 Overview
 City / State / Zip Co. J. Co 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Retaining wall 9' High

APPLICANT INFORMATION:

Name Paul Rock Construction LLC
 Address 2478 Patterson Rd # 22
 City / State / Zip Co. J. Co 81505
 Telephone 260-2527

***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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions Drainage needs to be directed onto Grand Vista way. Also Needs a Building permit.
 Voting District _____ 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 8-19-04
 Department Approval [Signature] per Bob Blanchard Date 8/18/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>8/19/04</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)



ANNON SURVEYING

ILC'S
BOUNDARY
CONSTRUCTION

3847 N. RIVER ROAD

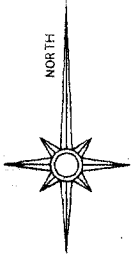
PALISADE, CO 81526

(970) 464-6595

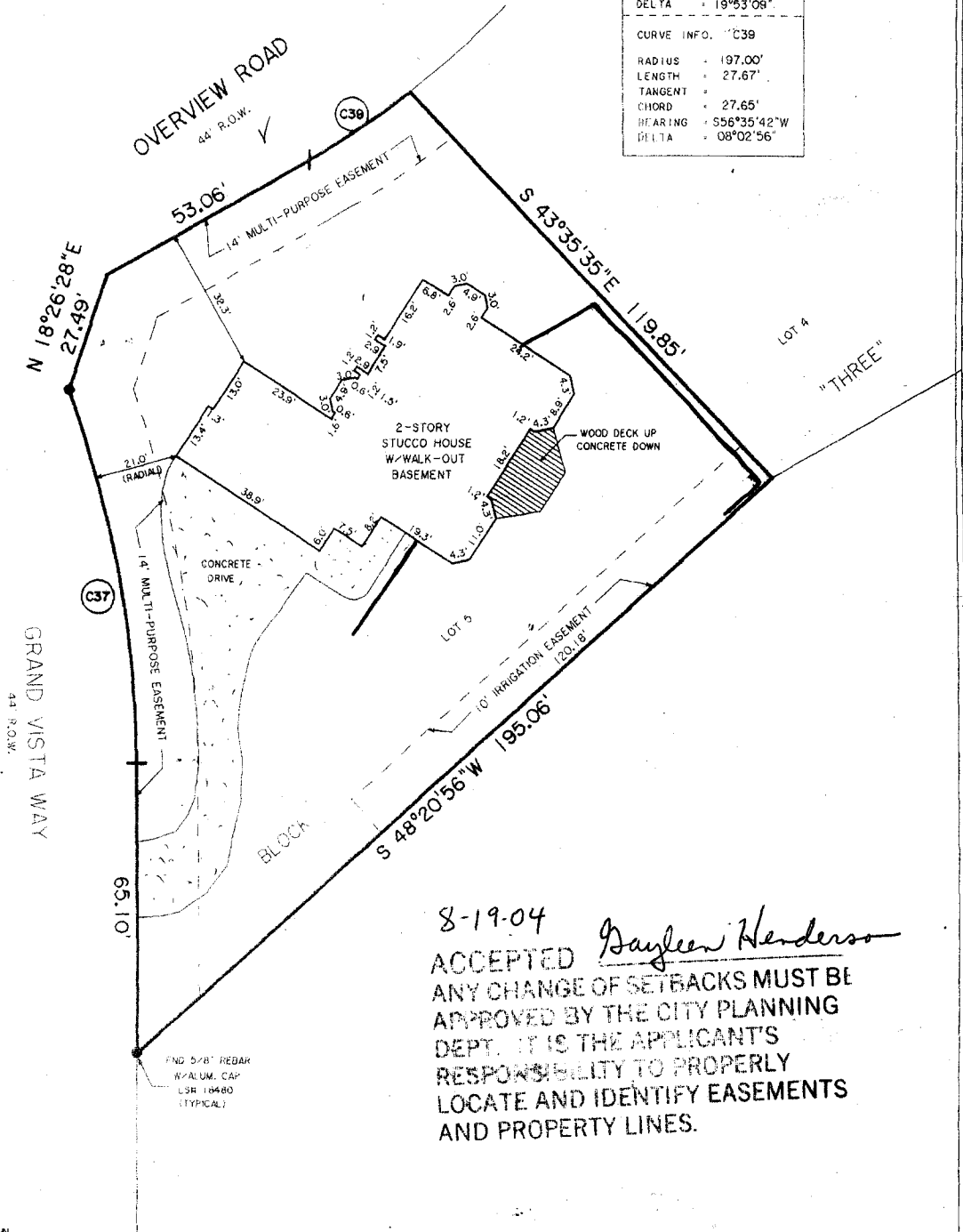
Fax (970) 464-6585

IMPROVEMENT LOCATION CERTIFICATE

CURVE INFO. "C37"	
RADIUS	= 247.00'
LENGTH	= 85.73'
TANGENT	=
CHORD	= 85.30'
BEARING	= S10°00'39"E
DELTA	= 19°53'09"
CURVE INFO. "C39"	
RADIUS	= 197.00'
LENGTH	= 27.67'
TANGENT	=
CHORD	= 27.65'
BEARING	= S56°35'42"W
DELTA	= 08°02'56"



SCALE: 1" = 30'



8-19-04
 ACCEPTED *Gayleen Henderson*
 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.

- NOTES:
- 1.) A BOUNDARY SURVEY IS RECOMMENDED.
 - 2.) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

COVERED OVERHANG

LEGAL DESCRIPTION

LOT 5 IN BLOCK 3 OF
 GRAND VISTA SUBDIVISION,
 FILING NO. 1,
 COUNTY OF MESA, STATE OF
 COLORADO

REGISTERED