

FEE \$	10.00
TCP \$	1500 -
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2249 Perona Ct  
 Parcel No. 2945-072-20-011  
 Subdivision Bogart Simple Sub  
 Filing - Block - Lot 5A

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2700<sup>sq</sup>  
 Sq. Ft. of Lot / Parcel .82 acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Jack Bogart  
 Address 2188 W. Morrison Ct  
 City / State / Zip Gg 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name JACK BOGART  
 Address 563 22 1/2 Rd.  
 City / State / Zip G.J. Co. 81503  
 Telephone 270-4300

**\*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 <u>RSF-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>A</u> Driveway Location Approval <u>UM</u> (Engineer's Initials)	<u>see attached drainage plan</u> (Kornfeld/Rhino Engr)

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 John Mearns Date 10-18-04  
 Department Approval Antonia Castella Date 10-18-04

Additional water and/or sewer tap fee(s) are required:	YES <u>0</u> NO _____	W/O No. <u>17675</u>
Utility Accounting <u>D Overholt</u>	Date <u>10/20/04</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)

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
  4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE:  
 BUILDER TO VERIFY  
 ALL SETBACK AND EASEMENT  
 ENCROACHMENTS PRIOR  
 TO CONSTRUCTION

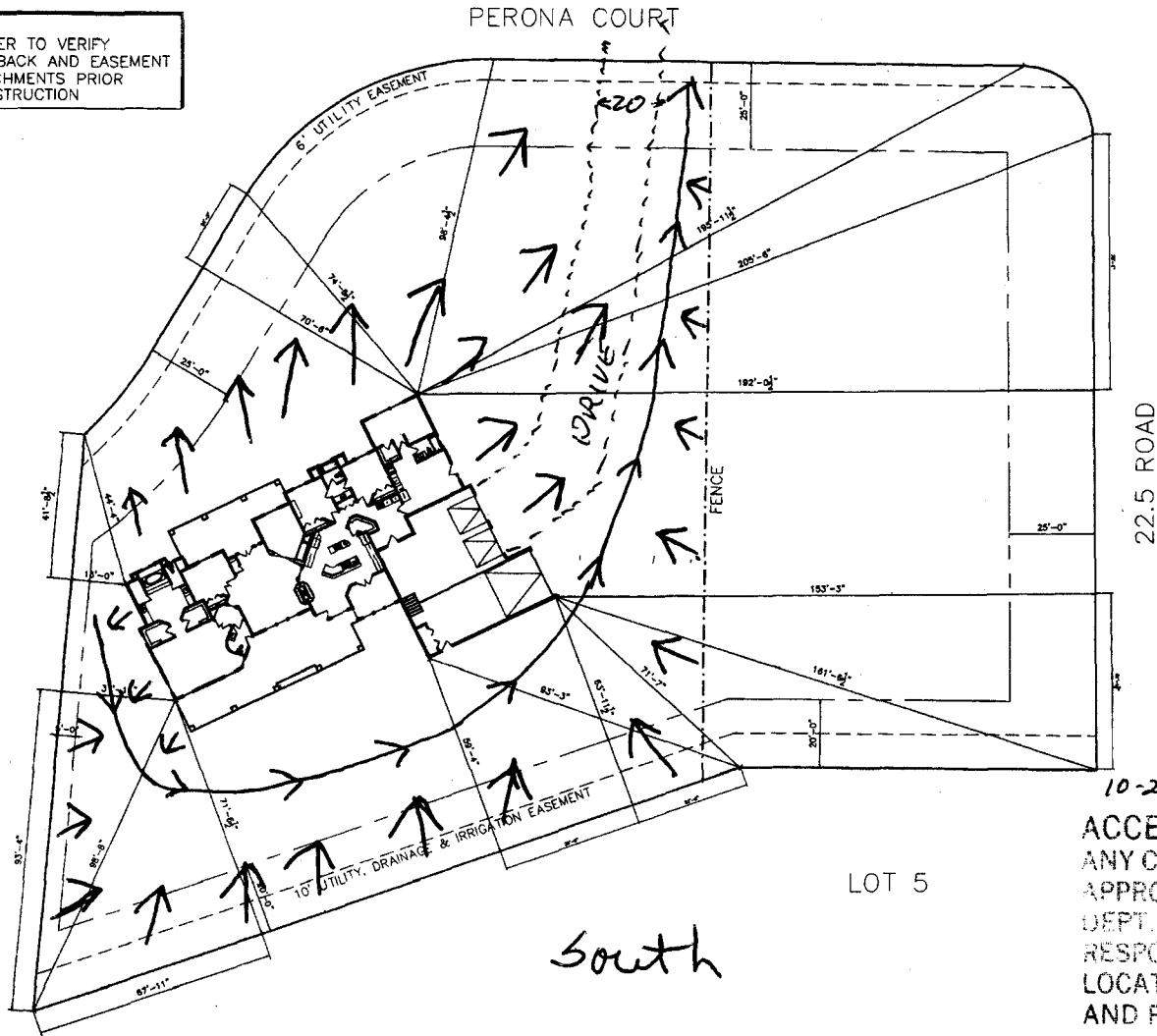
North

West

East

South

2249 Perona Ct

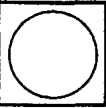


drive  
 on  
 10/19/04

10-20-04  
 ACCEPTED *Gayle 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.

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

**AUTO DRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-0782



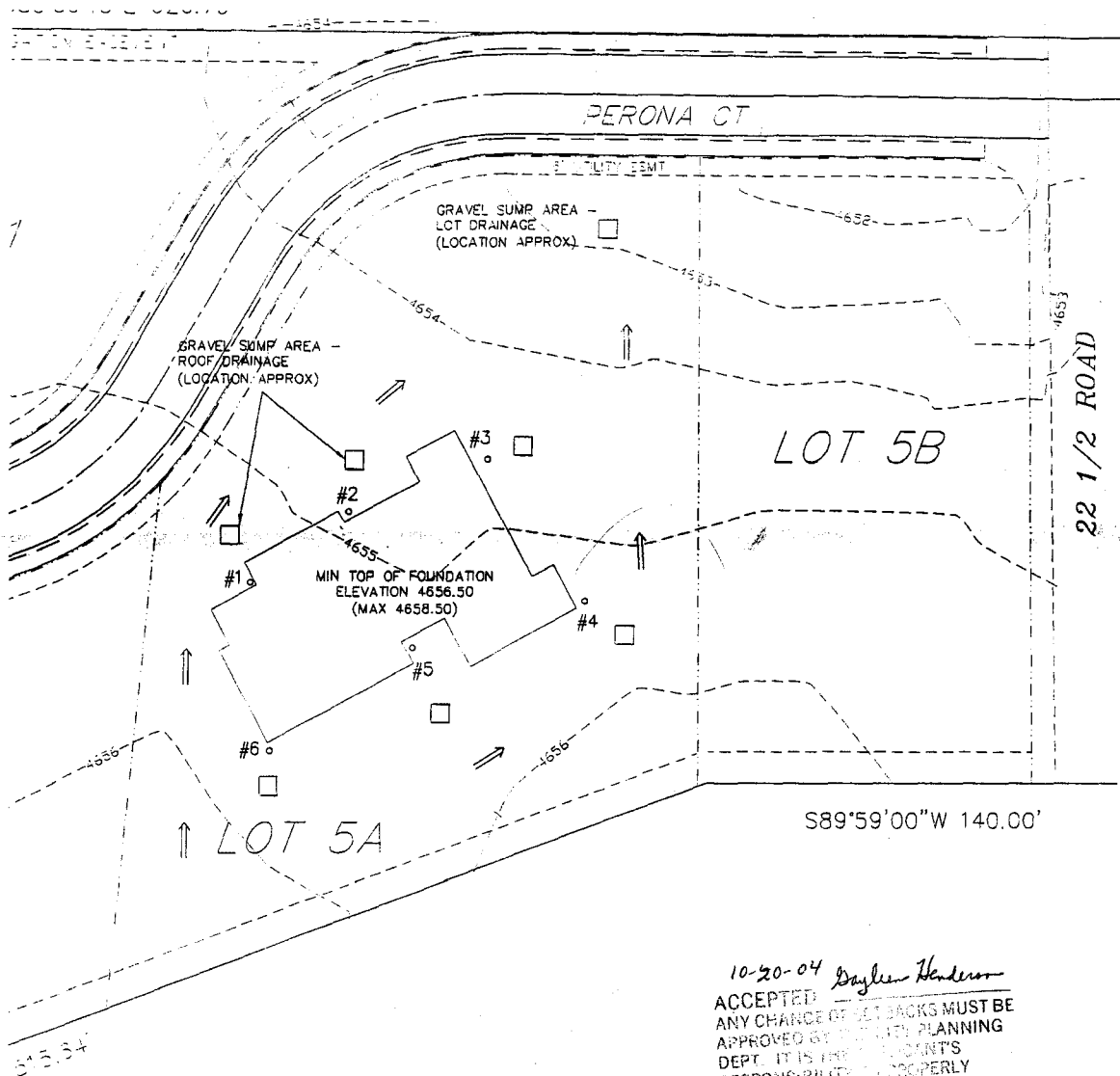
B AND J DEVELOPMENT  
 MOUNTAIN ACRES LOT 5

DRAWN BY  
 AUTODRAFT  
 CAD FILE  
 5-18-03  
 1/16" = 1'-0"  
**SHEET 1**

**LEGEND**

- DIRECTION OF SURFACE DRAINAGE
- #6 ROOF DOWNSPOUT
- GRAVEL SUMP AREA

NOTES:  
 1. GRAVEL SUMPS SHALL BE LOCATED AT LEAST 10 FEET AWAY FROM BUILDING FOUNDATION.  
 2. ROUTE ROOF DRAINAGE FROM GUTTER DOWNSPOUT TO SUMP VIA FLEXIBLE 4" DIAMETER POLY PIPE OR EQUAL.



Required for C.O. for building  
 Anna L. Lundberg  
 10/18/04

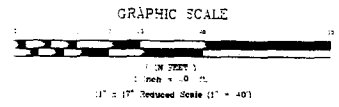
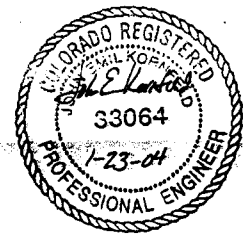
LOT 5B IS A DEVELOPED LOT WITH AN EXISTING RESIDENCE AND OUTBUILDINGS AND UTILITIES.

BENCHMARK:  
 1. JSC PT #48  
 1/4 CBC SE CORNER NW1/4 OF SECTION 7, T1S, R1W, U.M.  
 NS000.00 E5000.00  
 ELEV 4654.80  
 2. JSC PT #40  
 FOUND PEBAR  
 NS824.33 E4942.98  
 ASSUMED ELEV 4651.02

10-20-04 *Dayle Handerson*  
 ACCEPTED  
 ANY CHANGE OF SET BACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE CLIENT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE: ALL CONSTRUCTION PRACTICES, SPECIFICATIONS, AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT MESA COUNTY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

NOTE: SEE TABLE FOR DRYWELL STORAGE CALCULATIONS (GRAVEL SUMPS)

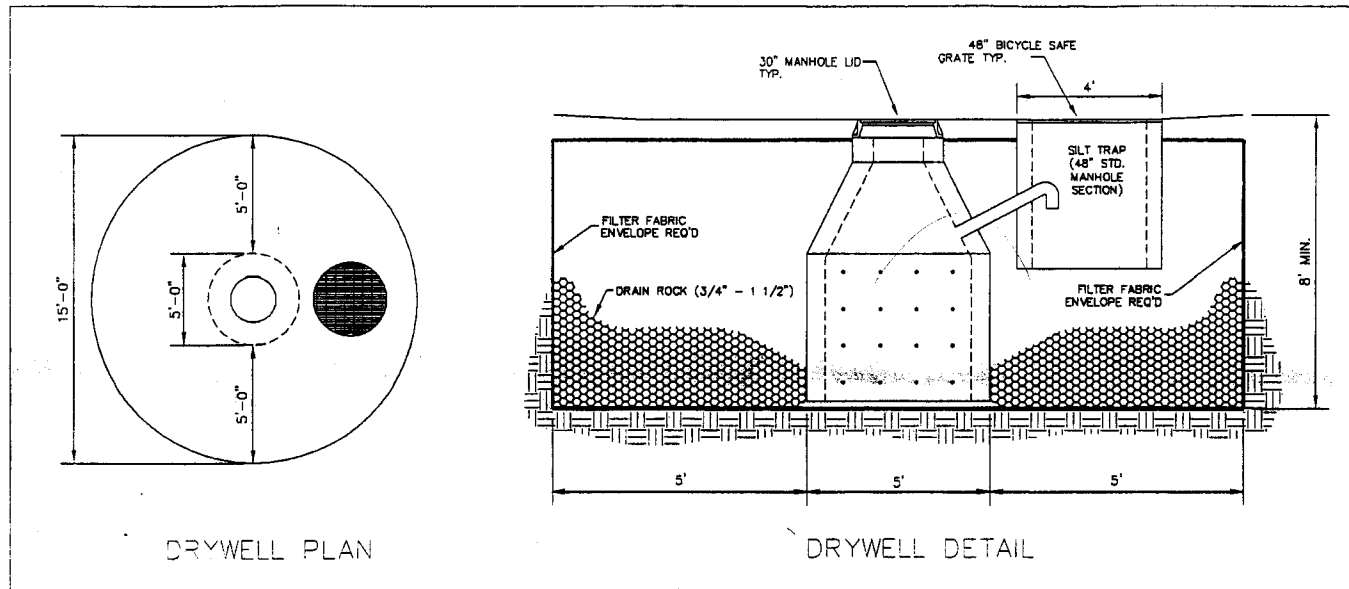


APPROVED FOR CONSTRUCTION	DATE	1/23/04
CITY GRAND JUNCTION ENGINEERING	DATE	1" = 30'
FINAL ACCEPTANCE	PROJECT NO	24003.01
CITY OF GRAND JUNCTION	SHEET NO	1

REVISION	DATE	DESCRIPTION	BY	CHK

LOT 5A - DRAINAGE PLAN  
 MOUNTAIN ACRES  
 563 22 1/2 ROAD  
 MESA COUNTY, COLORADO

RHINO ENGINEERING, INC.  
 1334 UTE AVENUE  
 GRAND JUNCTION, CO 81501  
 970.241.6027 Fax 970.268.7982



10-20-04  
 ACCEPTED: *Gayle 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.