

FEE \$	10.00
TCP \$	1500
SIF \$	298.00

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

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



Your Bridge to a Better Community

BLDG ADDRESS 324 Quail Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 3400

TAX SCHEDULE NO. 2947-354-~~35-000~~<sup>36001</sup> SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION ~~Long View East~~ Gerick Subd TOTAL SQ. FT. OF EXISTING & PROPOSED 5030

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(<sup>1</sup>) OWNER Ed & Betty Gerick NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 324 Quail Dive USE OF EXISTING BUILDINGS \_\_\_\_\_

(<sup>1</sup>) TELEPHONE 201-3823 DESCRIPTION OF WORK & INTENDED USE New home & garage

(<sup>2</sup>) APPLICANT Cole & CO. Builders, LLC TYPE OF HOME PROPOSED:  
1 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(<sup>2</sup>) ADDRESS 235 North 7th Street

(<sup>2</sup>) TELEPHONE 970 243-7711

**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-1 Maximum coverage of lot by structures 20%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Individual Drainage Plan/  
report will be required for

CENSUS A TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_  
new residence

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 9-20-04

Department Approval NA Gaylean Henderson Date 9-22-04

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>17617</u>
Utility Accounting	<u>D Overholt</u>	Date	<u>9/22/04</u>

REBAR  
MINIMUM CAP 1 1/2" x 3/4"

# BEING A REPLAT OF LOT 12 LONGVIEW EAST SUBDIVISION

15'00"00" W 50.05'

LOT 11  
LONGVIEW EAST SUBDIVISION  
Plat Book 13 at Page 391

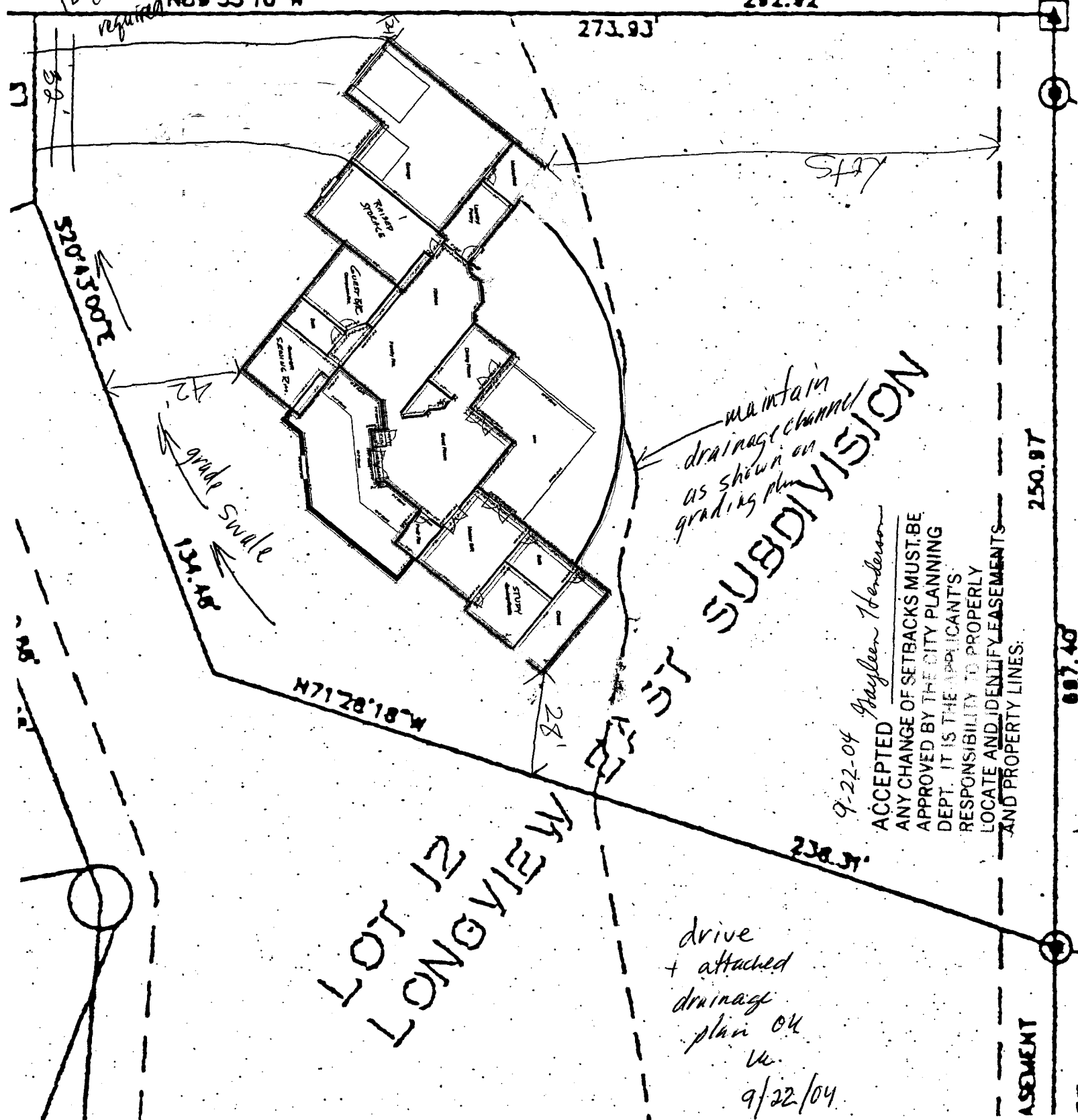
UNO 5/8" REBAR  
UNREADABLE PLASTIC CAP

12" culvert  
required

N89°33'10"W

292.92'

273.93'



maintain  
drainage channel  
as shown on  
grading plan

## LOT 12 LONGVIEW EAST SUBDIVISION

9-22-04 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.

250.97'

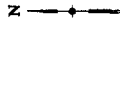
697.40'

## LOT 12 LONGVIEW EAST SUBDIVISION

drive  
+ attached  
drainage  
plan 04  
ll.  
9/22/04

ASEMENT

CS



**LEGEND**

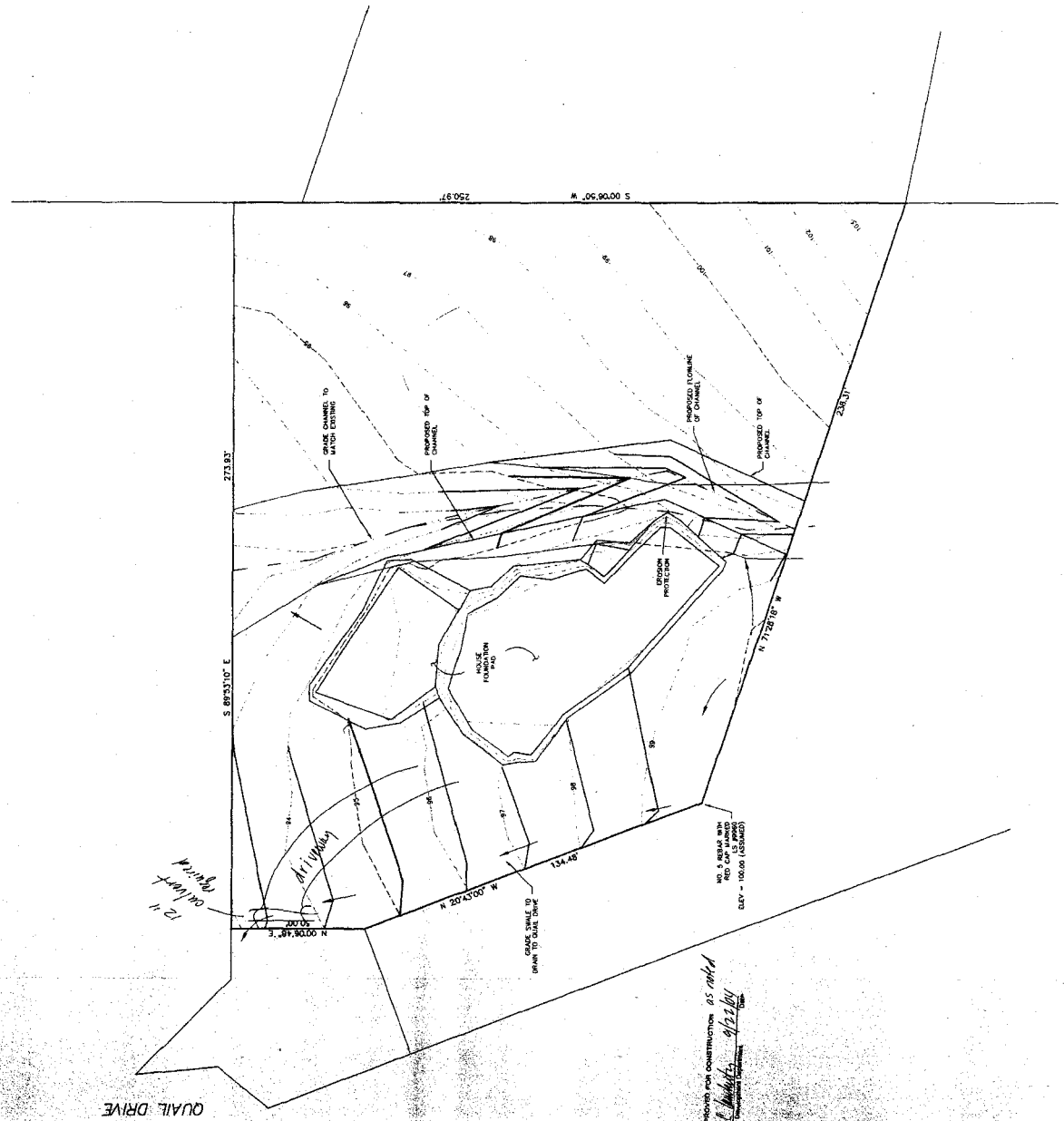
- EXISTING CONTOUR
- - - PROPOSED CONTOUR

**NOTES**

1. GRADE TO DRAIN AWAY FROM FOUNDATION. TOP OF CONCRETE SHALL BE 0.20 MINIMUM ABOVE FINISH GRADE.
2. EXISTING CONDITIONS OF WASH ENGINEERING CORP. PROJECT DATUM SURVEY SEPTEMBER 20, 2004. DATUM ESTABLISHED FROM NO. 5 BENCH MARK, LS #9986. DATUM ELEVATION = 100.00



GRAND JUNCTION, COLORADO    SCALE: 1" = 20'    DATE: 10/20/04  
 BT    LDC    DALE COLE    REGISTERED PROFESSIONAL ENGINEER    NO. 74886



QUAL DRIVE

*12 ft  
collected  
drain*

APPROVED FOR CONSTRUCTION as noted  
*Dale Cole*  
 9/22/04

NO. 5 BENCH MARK  
 REF. CAP MARKED  
 ELEV. = 100.00 (ASSUMED)