

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 422 Rio Vista Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 3530 Sq Ft
TAX SCHEDULE NO. 2945-174-00-108 SQ. FT. OF EXISTING BLDGS N/A
SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 3530 Sq Ft
FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER MERRIL & ROSIE Cloud NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 2988 Pinyon Ave USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 970-254-8248 DESCRIPTION OF WORK & INTENDED USE Single Family House
(2) APPLICANT Dorsey Custom Homes TYPE OF HOME PROPOSED:
(2) ADDRESS P.O. Box 40483 G.J. 81004 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 970-986-1783 _____ Other (please specify) _____

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 Using RMF-5 Maximum coverage of lot by structures _____
SETBACKS: Front 20' ^{since not in sub} from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 7' from PL, Rear 25' from PL Parking Req'mt 2
Special Conditions _____
Maximum Height _____ CENSUS _____ TRAFFIC _____ ANNEX# _____
A

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 4-18-04
Department Approval [Signature] Date 4/29/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>4-29-04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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.

4/29/04
 C. Jay Hall

Home is w/in Blay envelope

225
 122
 153

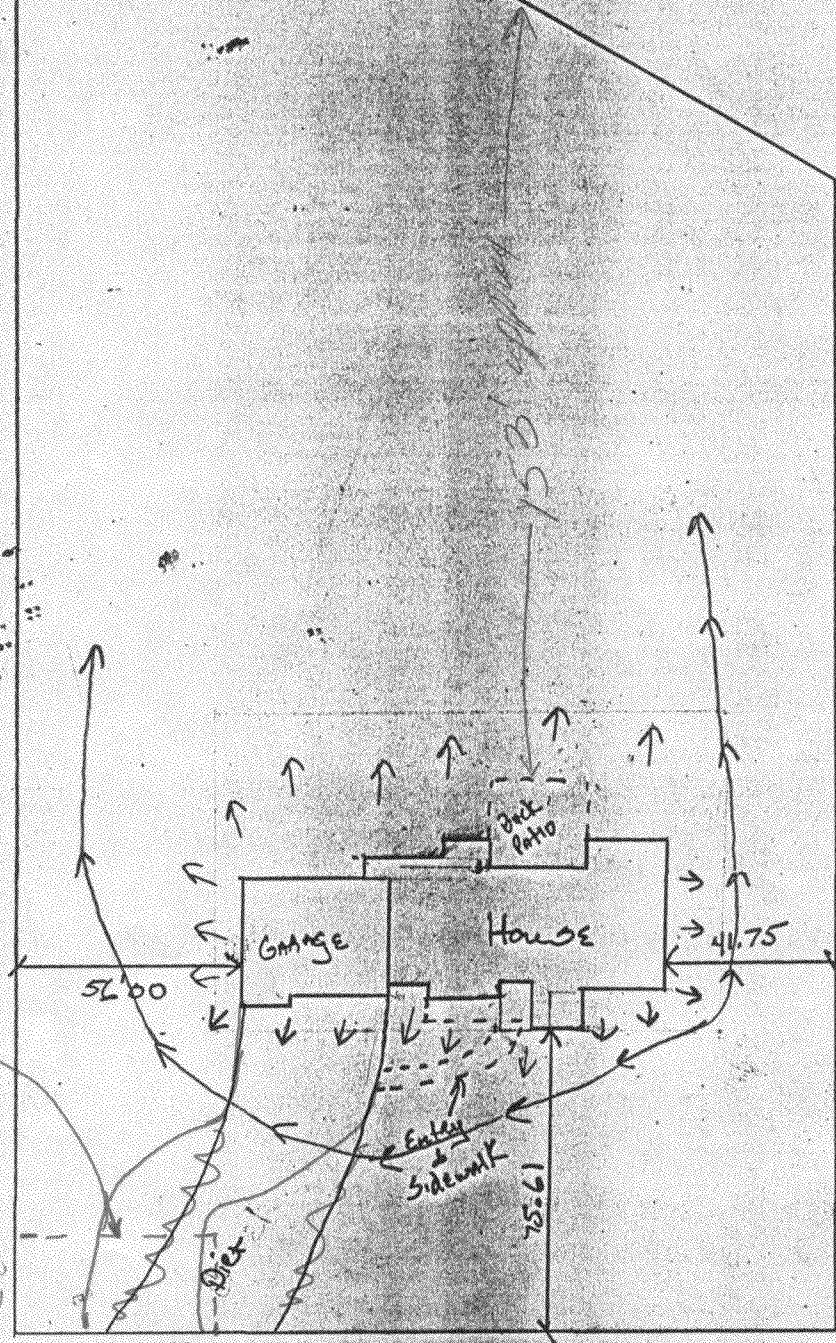
26
 46
 121

228.83

50' X 25' INGRESS/EGRESS EASEMENT

390.34

275.06



Drainage in Direction of ARROWS

198.00
 Front

Done OK
 Took Down
 4-29-04

Owner: Merrill & Rose Cloud
 422 Rio Vista Dr
 Grand Prairie, Co - 81503

Builder: Dohseey Custom Homes
 & Framing

1004 2 PAGE DOCUMENT

BOOK 2789 PAGE 794
1979585 01/09/01 0128PM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$10.00
Loc Exempt

ACCESS & UTILITY EASEMENT

GRANTOR: Trenton C. Prall & Michelle L. Prall
420 Rio Vista Road
Grand Junction, Colorado 81503.

GRANTEE: Merrill L. Cloud & Rosie N. Cloud
Grand Junction, Colorado 81503.

Being a part of Tax Parcel No. 2945-174-00-110 Mesa County, Colorado.

Grantors do hereby grant to the Grantees and their heirs, successors and assigns, a permanent easement for ingress, egress and for the location of utilities, including without limitation sewer, gas, electricity, telephone, fiber optics and cable television, for the exclusive use and benefit of parcel number 2945-174-00-108, upon and across tax parcel number 2945-174-00-110, and described as follows:

EASEMENT DESCRIPTION:

BEGINNING AT THE SOUTH 1/16 CORNER SECTION OF 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, AND CONSIDERING THE NORTH LINE OF THE SOUTH 1/4 OF THE SE 1/4 OF SECTION 17, TO BEAR N90°00'00"E AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO,
THENCE N90°00'00"E 25.00 FEET,
THENCE S0°17'53"E 50.00 FEET,
THENCE S90°00'00"W 25.00 FEET,
THENCE N0°17'53"W 50.00 FEET TO POINT OF BEGINNING.

TOGETHER WITH THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NE CORNER OF SE 1/4 SW 1/4 SECTION 17, T 1 S, R 1 W, U.M.;

THENCE S 100 FEET,
THENCE W TO THE CENTER LINE OF THAT CERTAIN PUBLIC ROAD RIGHT OF WAY DESCRIBED IN BOOK 811, PAGE 587 OF THE RECORDS OF MESA COUNTY, THENCE IN A NORTHERLY DIRECTION ALONG THE CENTER LINE OF SAID PUBLIC ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SE 1/4 SW 1/4 OF SAID SECTION 17;
THENCE EAST ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SW 1/4 TO THE POINT OF BEGINNING;

Subject to all building and use restrictions and road rights-of-way as reserved by Lawrence D. Capps and Florence L. Capps in instrument recorded June 12, 1968, in Book 923 at Page 624 and, later, as granted by John M. Porter and Wilma M. Porter in instrument recorded June 12, 1968, in Book 923 at Page 625;

AND RESERVING UNTO GRANTORS A PRIVATE ROAD RIGHT OF WAY 20 FEET IN WIDTH TO BE USED IN COMMON WITH GRANTEEES OVER AND ACROSS THE ABOVE

138391

Recorded by First American Title

PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

April 27, 2004

Karen Romeo
Mesa County Health Department
Water Quality Division
PO Box 20000-5034
Grand Junction, CO 81502-5034

Subject: Temporary Waiver of Sewer Connection
Location: 422 Rio Vista Drive (tax ID # 2945-174-00-108)

Dear Karen,

Mesa County Health Department regulations require that a connection to sewer be made when the structure to be served is within 400 feet of the sewer through platted rights of way and easements. Sewer is currently available to this the east, and is approximately 650 feet away from the subject property.

I have informed Mr. Cloud, owner of the above referenced property, that the City of Grand Junction and Mesa County have developed a Septic System Elimination Program (SSEP) that subsidizes the cost of extending sewer into areas currently on septic by 30%. The program allows for financing over 10 years at 6% to 8% interest. Estimated subsidized cost to bring sewer to this area is approximately \$3,800 to \$6,700 per lot plus plant investment and trunk extension fees. Annexation is NOT required for connection to sewer.

We will be conducting the first public meeting regarding a sewer improvement district for this area on May 5, 2004. It is possible that the improvement district could be formed in this area, with infrastructure being installed next winter, should we receive a favorable vote to form the improvement district. This property would not be excluded from the district if or when the district forms

Therefore, I am writing this letter on behalf of the City of Grand junction Utility Department allowing construction and use of a temporary septic system to be approved by the Mesa County Health Department, until which time sewer is available to this property. By signature below Mr. Cloud agrees to connect to the new sewer system when service is made available to the property.

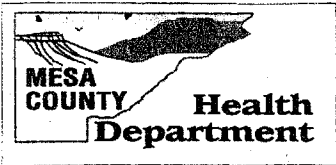
If you have any questions regarding the above, please call me at 244-1590.

Bret Guillory, P.E.
Utility Engineer, City of Grand Junction

Merle Cloud 4-28-04
Merle Cloud date
Property Owner

Rose Cloud 4-28-04
Rose Cloud date
Property Owner

cc City of Grand Junction, Community Development Department
file



PERMIT

INDIVIDUAL SEWAGE DISPOSAL SYSTEM
MESA COUNTY HEALTH DEPARTMENT
750 MAIN STREET / P.O. BOX 20,000
970-254-4141

COPY

422 Rio Vista Drive

APPLICATION NUMBER TAX SCHEDULE # PERMIT NUMBER STANDARD RPE DESIGN TANK ONLY Terra Lift DESIGN

04-076 2945-174-00-108 012037

CONST ADDRESS 422 Rio Vista Drive CITY Grand Junction STATE CO ZIP 81503

SUBDIVISION _____ LOT _____ BLOCK _____ FILING _____ PARCEL SIZE 1.5

OWNERS NAME Merrill Cloud OWNERS ADDRESS _____

CITY Dorsey Custom homes STATE CO ZIP _____

APPLICANT same ADDRESS _____

Installer Name Accurate Construction RPE Design by _____

NEW MODIFICATIO YEAR ROUND PUBLIC WATER SUPPLY Ute

REPAIR ENLARGEMENT SEASONAL # OF DAYS WELL CISTERN OTHER

ALTERATION RELOCATION _____ SPRING SURFACE _____

SQ FOOTAGE 2410 garage attached

Accessory Building _____ plumbed

FRAME/MANUFACTURED **Multi-Family** **Commercial**

MOBILE HOME # OF BEDROOMS 2 # OF UNIT _____ TYPE OF BUSINESS _____

WASHER BEDROOMS PER UNIT _____ MAXIMUM SEWAGE FLOW RATE _____

DISPOSAL # OF UNITS W/CLOTHESWASHER _____ NUMBER OF EMPLOYEES _____

BASEMENT PLUMBING # OF UNITS W/GARBAGE DISPOSAL _____ # OF SHIFTS _____

COMMERCIAL BASEMENT PLUMBING

TYPE OF SYSTEM **Absorption Trench** **Trench Layout** **Bed Layout** **Gravelless System**

BLD SEWER DEPTH 1.5' TOTAL TR LENGTH 120'

TANK VOLUME 1,000 # TRENCHES 2

CONCRETE FIBERGLASS/PLASTIC DIV VALVE DIST BOX

EACH TRENCH 60' # OF LATERALS _____

WIDTH 2' Max Depth 6' Max Depth _____

BD LENG _____ BD WIDTH _____

BD DEP GRVL _____ looped ends capped ends

MIN BETWEEN 6 - 8'

DEPTH OF GRAV 4.5' CUBIC YD 40

GRVLS TYPE _____ #GRVLS UNIT _____

GRVLS LENGTH _____ GRVLS DEPTH _____

GRVLS ROWS _____ GRVLS WIDTH _____

PRIVY VAULT

COMMENTS

Perc test previously done.

Maintain all required setbacks and adequate, accessible repair area. Install trenches across slope and 25' from steep slopes.

ISDS will have to be enlarged at time of basement finishing if sewer is not yet available.

This permit is issued with the understanding that the sewage disposal system will be located and constructed in accordance with Regulations of the State of Colorado and the Mesa County Health Department. THIS PERMIT IS VALID FOR 1 YEAR and must be available to Health Department Representatives upon request during construction.

ISSUED BY
Caryn Romeo

DATE ISSUED
4/8/2004

PERC FEE
\$0.00

INSPECTION B

FINAL INSPECTION

PERMIT FEE
\$350.00