

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

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

BLDG PERMIT NO. _____

Building Address 611 26 ROAD
 Parcel No. 2945-034-05-008
 Subdivision SECOND FRUITRIDGE
 Filing _____ Block _____ Lot 6

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name ERIC & KATHY OAKLEY
 Address 611 26 ROAD
 City / State / Zip GRAND JUNCTION, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 7' HIGH WALL, STORAGE SHED, SWIMMING POOL

APPLICANT INFORMATION:

Name ROBERT J. ARCIERI
 Address 867 25 ROAD
 City / State / Zip GRAND JUNCTION, CO 81505

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Telephone 970 243-4145

NOTES: Shed will be tied into the wall. Wall is set back 34' from edge of pavement.

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 _____ NO X
 Side 15' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 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 Robert J. Arcieri Date 4/19/05
 Department Approval Clay Hall per Bob Blanchard 8/10/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.
 Utility Accounting Ladislav Hott Date 8/10/05

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)



SCALE 1 : 489



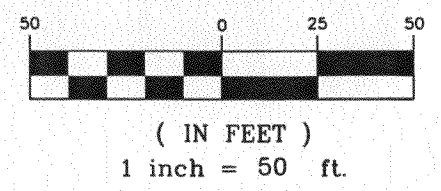
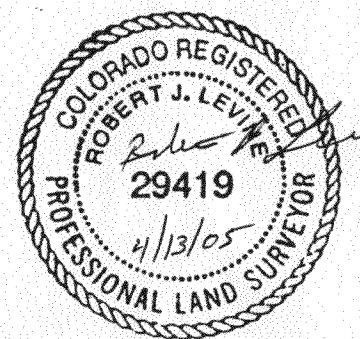
ACCEPTED *C. J. Hall 8/10/05*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

E1/4 CORNER S3
 MESA COUNTY MONUMENT

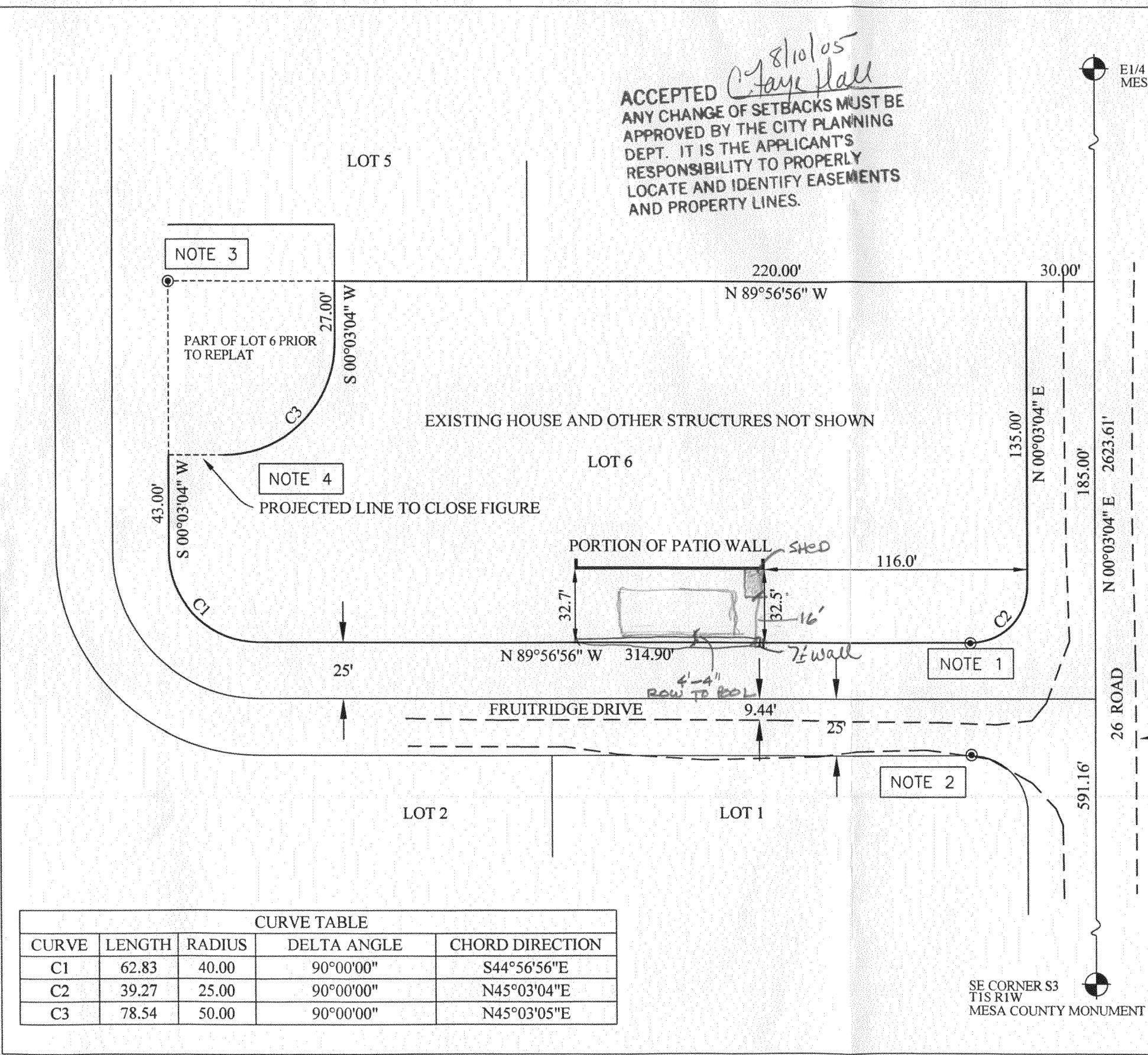
- NOTES:
1. REBAR, W/O CAP, FOUND 0.2' SOUTH OF RECORD POSITION
 2. REBAR AND ILLEGIBLE ALUM. CAP FOUND .32 NORTH OF RECORD POSITION
 3. REBAR, W/O CAP, FOUND 0.4 SOUTH OF RECORD POSITION.
 4. LOT 6 AS SHOWN ON THE RECORDED SUBDIVISION PLAT DOES NOT CLOSE.

THIS IS NOT A LAND SURVEY PLAT. IT'S ONLY PURPOSE IS TO SHOW THE LOCATION OF THE WALL SHOWN HEREON IN RELATION TO THE RECORD LOT LINES BASED ON THE RECORDED SUBDIVISION PLAT AND THE MESA COUNTY SURVEY MONUMENTS SHOWN HEREON.

LINE AND CURVE DATA SHOWN HEREON ARE FROM THE REPLAT OF LOTS 4, 5, & 6, SECOND FRUITRIDGE SUBDIVISION, MESA COUNTY, COLORADO, RECEPTION # 838812, PLAT BOOK 9, PAGE 164, IN THE MESA COUNTY RECORDS.



Heavy dashed line indicates edge of existing asphalt.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION
C1	62.83	40.00	90°00'00"	S44°56'56"E
C2	39.27	25.00	90°00'00"	N45°03'04"E
C3	78.54	50.00	90°00'00"	N45°03'05"E

REV. 4-12-05 ADD EDGE OF EXISTING ASPHALT.

AS-BUILT EXHIBIT
 LOT 6 OF THE REPLAT OF LOTS 4, 5, & 6
 SECOND FRUITRIDGE SUBDIVISION
 MESA COUNTY, COLORADO

ROBERT J. LEVINE, LAND SURVEYOR
 1477 O ROAD, LOMA, COLORADO 970-858-4069

OAKLEY RESIDENCE - CONTACT BOB ARCIERI 243-4145
 ERIC & KATHY