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|--------|---------|
| FEE \$ | 10.00 |
| TCP \$ | 1500.00 |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. _____

Building Address 234 Frontier St. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-294-20-008 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1815
 Subdivision Ch. Peta Glen Sq. Ft. of Lot / Parcel _____
 Filing _____ Block X 1 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Mrs. Paul Martinez
 Address 3150 Lakeside Dr. #106
 City / State / Zip G.J. Co. 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Double R Builders
 Address 2500 Broadway Unit B - Box 941
 City / State / Zip Grand Junction, CO 81503
 Telephone 970-241-3449

***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 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval LM
 (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 Paul Martinez Date _____

Department Approval HTC Jay Hall Date 6/27/05

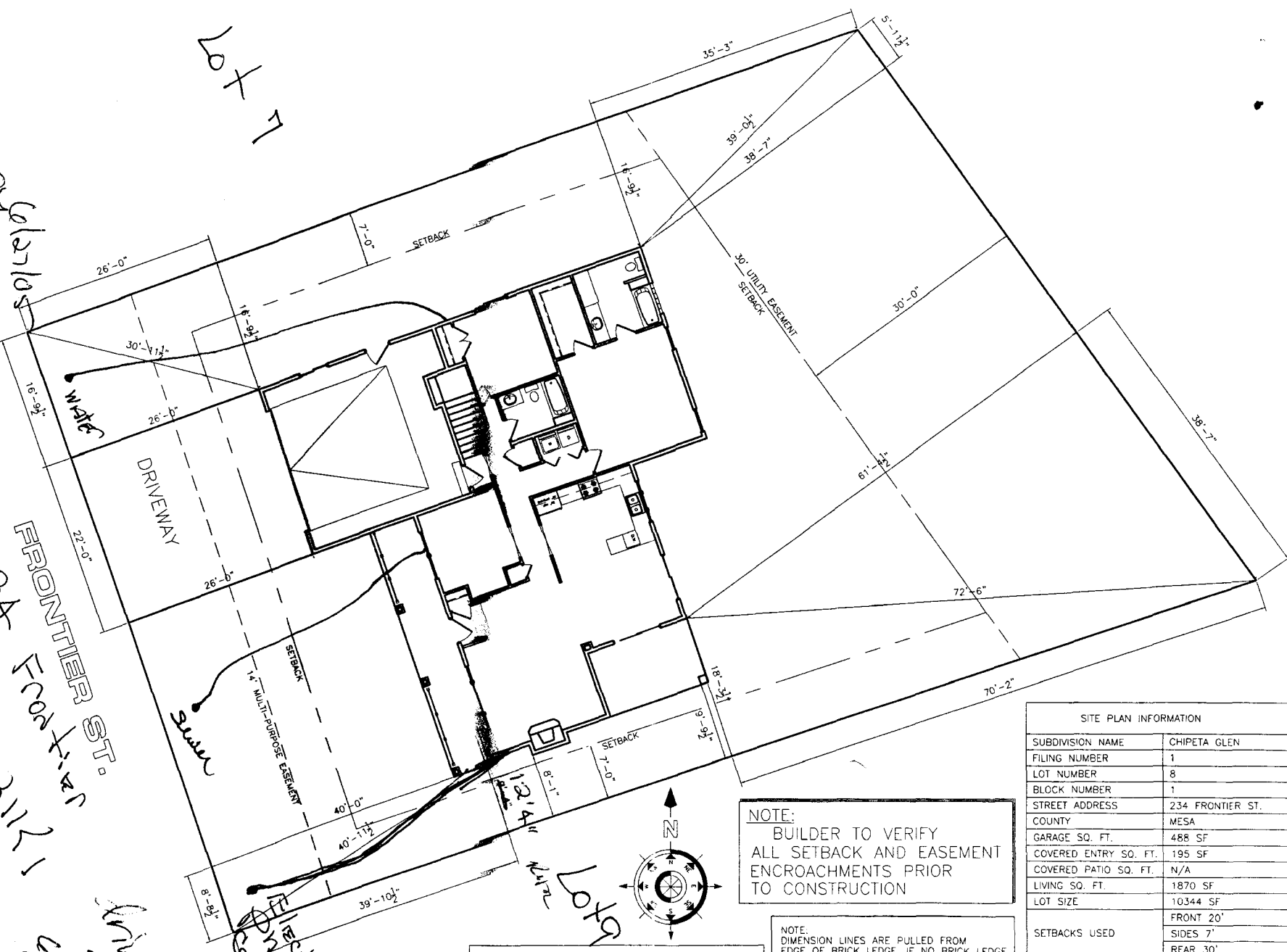
Additional water and/or sewer tap fee(s) are required: YES NO W/O No Grand Junction #2758

Utility Accounting Dotter Kanover Date 6/27/05

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)

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.

Handwritten notes on the left side of the plan:
 - "Lot 7" at the top left.
 - "Frontier St." written vertically.
 - "DRIVEWAY" written vertically.
 - "Water" written near a line.
 - "SEWER" written near a line.
 - "ELECTRIC" written near a line.
 - "C/24/05" and "K/24/05" at the bottom left.
 - "K/24/05" and "K/24/05" written near the driveway.



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

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 GROUND MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THEIRS 10" OF DISTANCE PER LOCAL BUILDING CODE.

SCALE: 1/8" = 1'-0"

| SITE PLAN INFORMATION | |
|-----------------------|-----------------------------------|
| SUBDIVISION NAME | CHIPETA GLEN |
| FILING NUMBER | 1 |
| LOT NUMBER | 8 |
| BLOCK NUMBER | 1 |
| STREET ADDRESS | 234 FRONTIER ST. |
| COUNTY | MESA |
| GARAGE SQ. FT. | 488 SF |
| COVERED ENTRY SQ. FT. | 195 SF |
| COVERED PATIO SQ. FT. | N/A |
| LIVING SQ. FT. | 1870 SF |
| LOT SIZE | 10344 SF |
| SETBACKS USED | FRONT 20' SIDES 7' REAR 30' |

