

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

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

BLDG PERMIT NO. _____

Building Address 322 Quail Ct.
 Parcel No. 2947-354-36-002
 Subdivision Genius Sub
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3195 Sq. Ft. Proposed 3195
 Sq. Ft. of Lot / Parcel 320 Ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4250

OWNER INFORMATION:

Name Walter & Gwen Boardwine
 Address 322 Quail Dr
 City / State / Zip G J Co 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 18x36 Pool

APPLICANT INFORMATION:

Name Watermark Spas & Pools
 Address 2491 Hwy 6 E 50
 City / State / Zip G J Co 81505
 Telephone 241-4133

***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-1</u>	Maximum coverage of lot by structures <u>20%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15'/3'</u> from PL Rear <u>30'/10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	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).

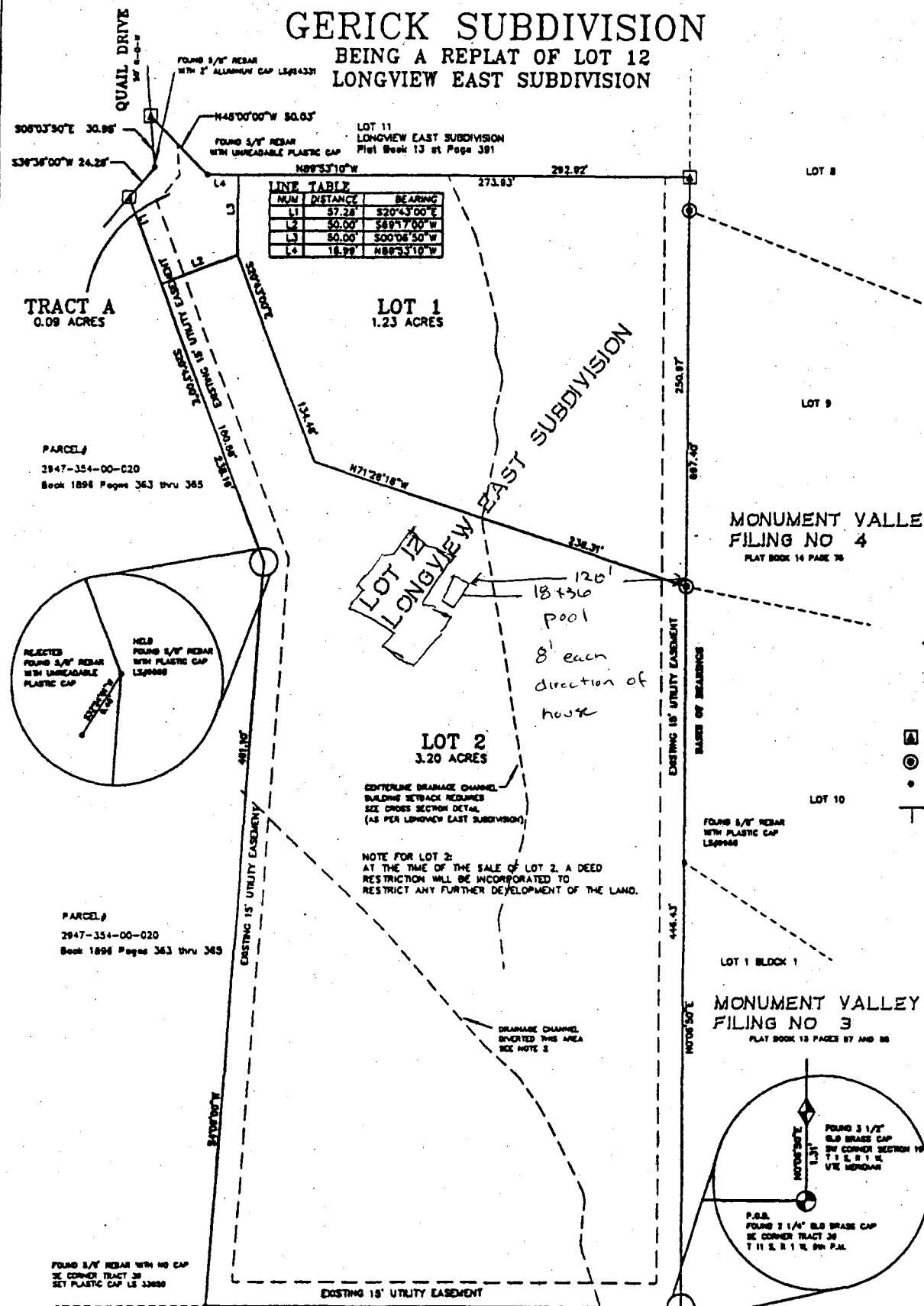
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include, but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5-10-05
 Department Approval Gayle Henderson Date 5-10-05

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>5/10/05</u>		

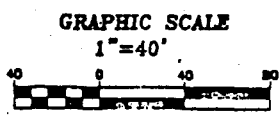
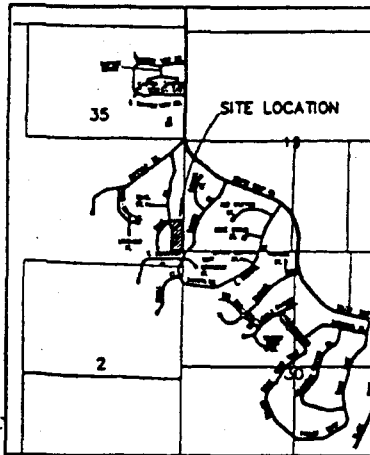
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

GERICK SUBDIVISION BEING A REPLAT OF LOT 12 LONGVIEW EAST SUBDIVISION



LINE TABLE

NUM	DISTANCE	BEARING
L1	57.28	S20°43'00" E
L2	50.00	S89°17'00" W
L3	50.00	S00°06'50" W
L4	18.99	N89°33'10" W



LEGEND

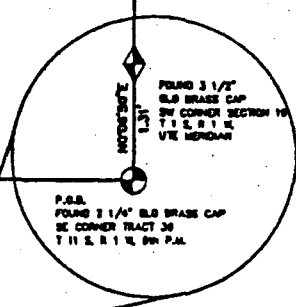
- ◻ FOUND No. 5 REBAR WITH PLASTIC CAP LS 23877
- ⊙ FOUND No. 5 REBAR WITH PLASTIC CAP LS 16835
- FOUND No. 5 REBAR AS NOTED
- └ SET No. 5 REBAR WITH PLASTIC CAP LS 33650

LAND

LOTS	
TOTAL	

CROSS SECTION DRAINAGE PER LONGVIEW N.

MONUMENT VALLEY FILING NO 3
PLAT BOOK 13 PAGES 87 AND 88



I, Vincent A. Popish, certify that the accompanying County of Mesa, State of Colorado has been prepared.

Vincent A. Popish
Vincent A. Popish, Independent Surveyor
Colorado Professional Land Surveyor No. 33650

5-110-05
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.

NOTICE: THIS PLAT IS A REPLAT OF LOT 12, LONGVIEW EAST SUBDIVISION, PLAT BOOK 13, PAGE 391. THE REBAR LOCATIONS SHOWN ON THIS PLAT ARE THE ONLY REBAR LOCATIONS THAT SHOULD BE USED FOR SETBACKS. ANY OTHER REBAR LOCATIONS SHOWN ON THIS PLAT ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR SETBACKS.