

FEE \$ 10 ✓
 TCP \$ 339 ✓
 SIF \$ 400 ✓

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(2) (Single Family Residential and Accessory Structures)
Community Development Department

Building Address 678 Arthur Ct
 Parcel No. 2945-032-88 001
 Subdivision Colonial Heights
 Filing 1 Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1858 †
 Sq. Ft. of Lot / Parcel 7797 †
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5045
 Height of Proposed Structure 15 FT

OWNER INFORMATION:

Name James Rauladio
 Address 2010 Mesa Ave
 City / State / Zip G.S. Co 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same as Above
 Address _____
 City / State / Zip _____
 Telephone _____

***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>RMES</u>	Maximum coverage of lot by structures <u>5045%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Only in flood plain, need elevation cert.</u>
Voting District <u>B</u> Driveway Location Approval <u>44</u> (Engineer's Initials)	<u>2. letter from licensed eng for lot specific excavation observation required.</u>

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).

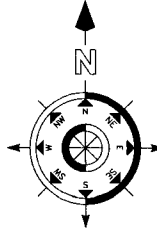
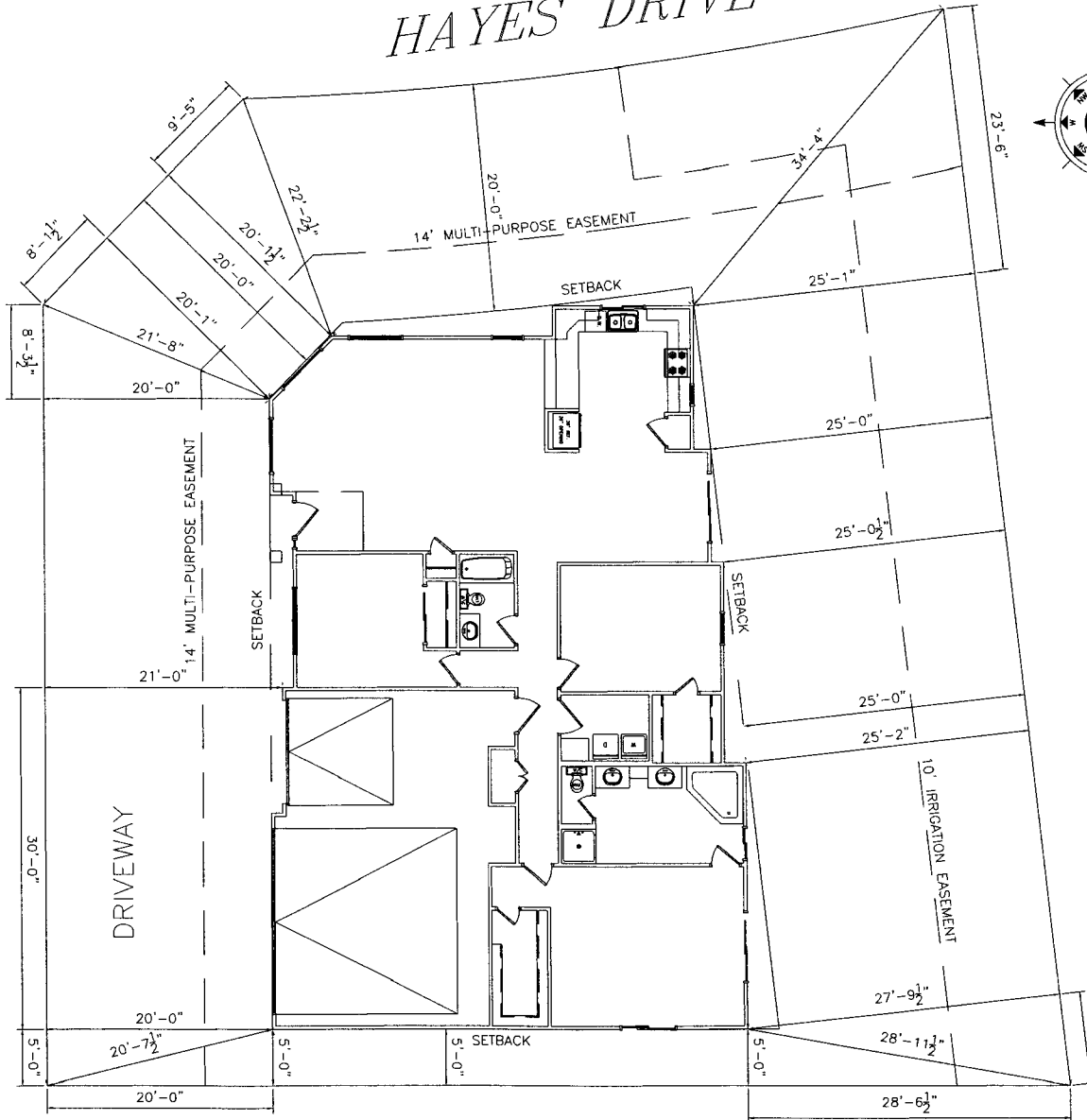
Applicant Signature [Signature] Date 4-11-06
 Department Approval [Signature] Date 4/13/06

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>19015</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/13/06</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)

ARTHUR COURT

HAYES DRIVE



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

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS
FILING NUMBER	1
LOT NUMBER	1
BLOCK NUMBER	2
STREET ADDRESS	678 ARTHUR COURT
COUNTY	MESA
GARAGE SQ. FT.	594 SF
LIVING SQ. FT.	1858 SF
LOT SIZE	7497 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

Drive ok
SH 4/13/06

SCALE: 1/16" = 1'-0"

ACCEPTED *4/13/06*
Jay Hall
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE PLANNING
DEPT. OF THE CITY OF MESA
RESPECTFULLY,
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.