

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

TOTAL 2009.00

Building Address 702 Estates Blvd
 Parcel No. 2701-344-23-001
 Subdivision Estates
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 5300
 Sq. Ft. of Lot / Parcel 1.68 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) .15 Acres
 Height of Proposed Structure 28

OWNER INFORMATION:

Name Keith Mendenhall
 Address 705 Estates Blvd.
 City / State / Zip G.I. Co 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Rock Construction
 Address P.O. Box 55059
 City / State / Zip G.I. Co 81505
 Telephone 970-260-2627

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: New Residence

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-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Fire Dept approval required on Planning Clearance</u>
Voting District _____ Driveway Location Approval <u>RAV</u> (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).

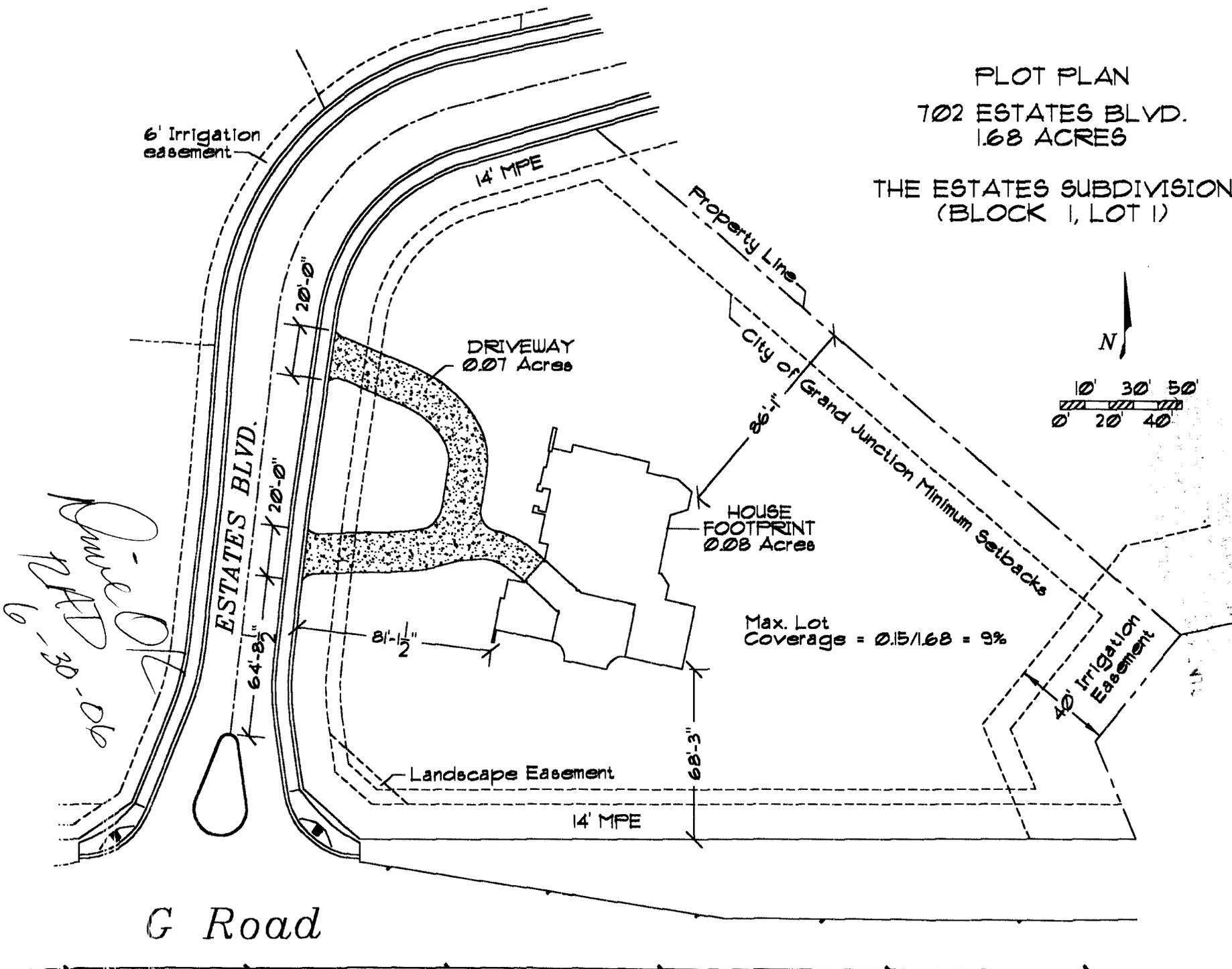
Applicant Signature [Signature] Date 6-28-06
 Department Approval NA Bayless Henderson Date 7-27-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19337</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/27/06</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)

PLOT PLAN
 702 ESTATES BLVD.
 1.68 ACRES

THE ESTATES SUBDIVISION
 (BLOCK 1, LOT 1)



Handwritten: 64'-8 1/2" 30'-0"

Handwritten: 7-27-06
 NA
 Stephen Pedersen
 Nathan A. Pedersen

G Road

**GRAND JUNCTION FIRE DEPARTMENT
FIRE DEPARTMENT CLEARANCE FOR BUILDING PERMIT**

Note: Allow a minimum of ten (10) working days for plan review

	DATE RECEIVED:	TIME RECEIVED:
PROJECT NAME: <i>Mendenhall Residence</i>	PROJECT ADDRESS: <i>702 Estates Blvd</i>	BUILDING USE: <i>Residential</i>
CONTRACTOR NAME: <i>Rock Construction</i>	CONTACT NAME: <i>Karl Bruck</i>	CONTACT PHONE NUMBER: <i>266-2527</i>

TYPE OF PLAN REVIEW:
 Stamped Building Plans Minor Project DATE COMPLETED:

TYPE OF FIRE PROTECTION SYSTEM:
 Sprinkler System Fire Alarm System Hood System Spray Booth DATE COMPLETED:

KNOX-BOX REQUIRED? Yes No

*All tests and inspections require a minimum of twenty four (24) hrs advance notice
 *Fire Department-approved plans must be on site during required inspections
 *For final inspection, call 256-1564 (IVR INSPECTION CODES: 500 for Underground Fire Lines; 502 for Sprinkler Systems; 504 for Alarm System; 506 for Hood System; 508 for Spray Booth; 510 for Smoke Test; 512 for AST/UST; 520 for Fire Final)

REVIEW COMMENTS

*Plan approved to apply for building permit. Five area is approx 6,000 sq ft.
 1-Sprinkler system would be suggested however not required at this time since fire flow will increase in the area in the near future
 2-No Fire Dept requirements*

REVIEWER'S NAME: *Charles Miller* DATE: *7/24/06* TIME: _____

I HAVE READ AND UNDERSTAND THE REVIEW COMMENTS AND REQUIREMENTS INDICATED ABOVE:

Applicant's Signature: *[Signature]* Date: *7-24-06* Fee: *[Signature]* Paid

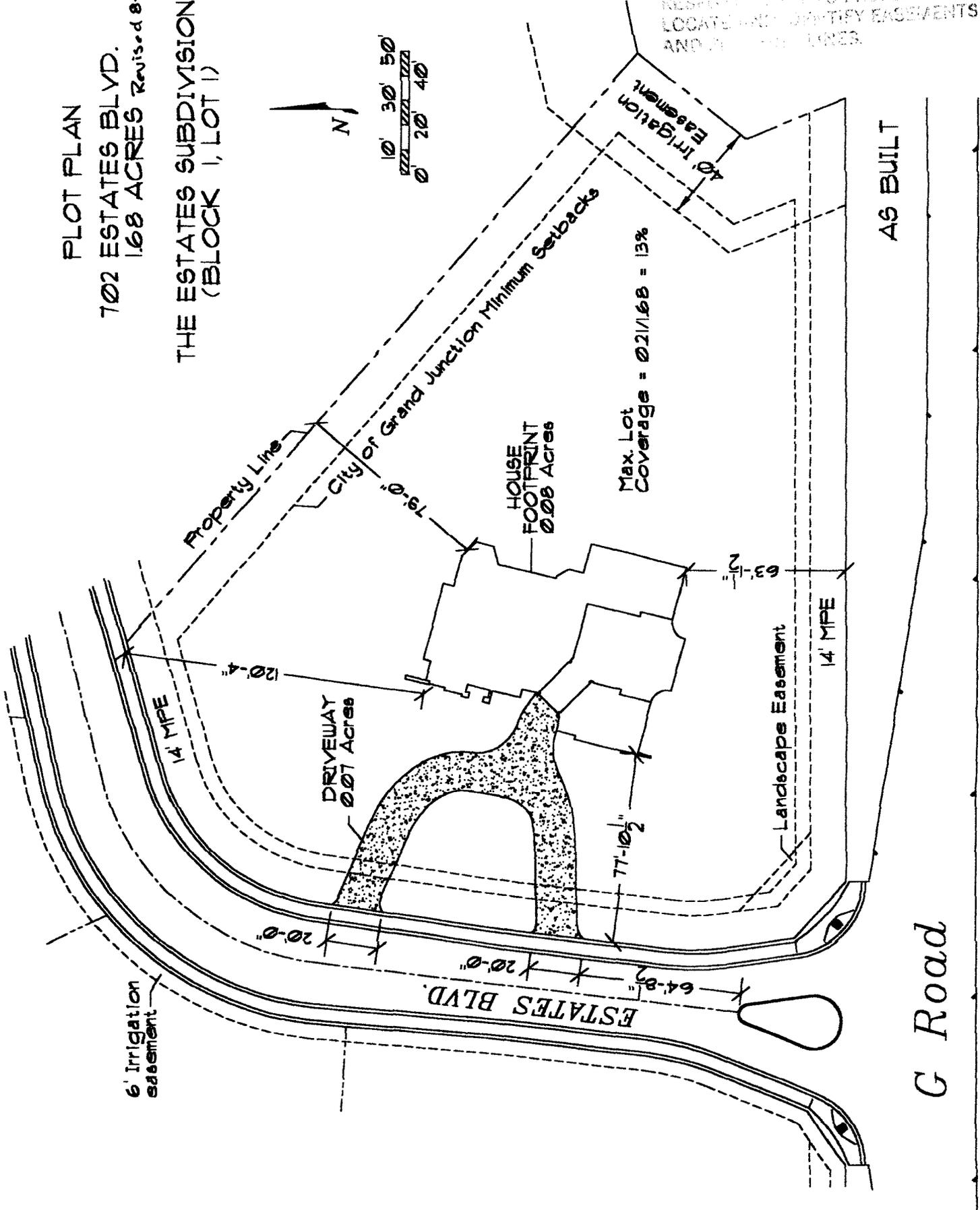
11-17-06

ACCEPTED *Gayleen Henderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PLOT PLAN

702 ESTATES BLVD.
1.68 ACRES Revised 8-16

THE ESTATES SUBDIVISION
(BLOCK 1, LOT 1)



Max. Lot Coverage = 0.21/1.68 = 13%

HOUSE FOOTPRINT
0.08 Acres

DRIVEWAY
0.07 Acres

AS BUILT

G Road

ESTATES BLVD.