

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

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

BLDG PERMIT NO.
 FP-2001-212

Building Address 715 Estates Blvd.
 Parcel No. 2701-344-21-00
 Subdivision Estates
 Filing 1 Block 2 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 5,000
 Sq. Ft. of Lot / Parcel 2 Here
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0 / 5000
 Height of Proposed Structure 30 ft

OWNER INFORMATION:

Name Jake & Jennie Aubert
 Address 715 Estates Blvd.
 City / State / Zip Grand Jct CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name WB Builders Inc
 Address 1148 Duray Ave
 City / State / Zip G.J. CO 81501
 Telephone 970-640-0758

***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-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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</u>
Voting District _____	Driveway Location Approval <u>LC</u> (Engineer's Initials)
<u>required for Planning Clearance</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 8/28/2006
 Department Approval JAR Judith A. P... [Signature] Date 9/07/2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>10476</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/15/06</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)

ACCEPTED *OR Judith A. Peck* 9-15-06
 ANY CHANGES TO TRACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
Gayleen Henderson

715 Estates Blvd
 Parcel # 2701-344-24-00
 Lot 7 / Block 2

IS
 ? 2nd Driveway O.K.
 from Beaver Lodge?
 20' wide

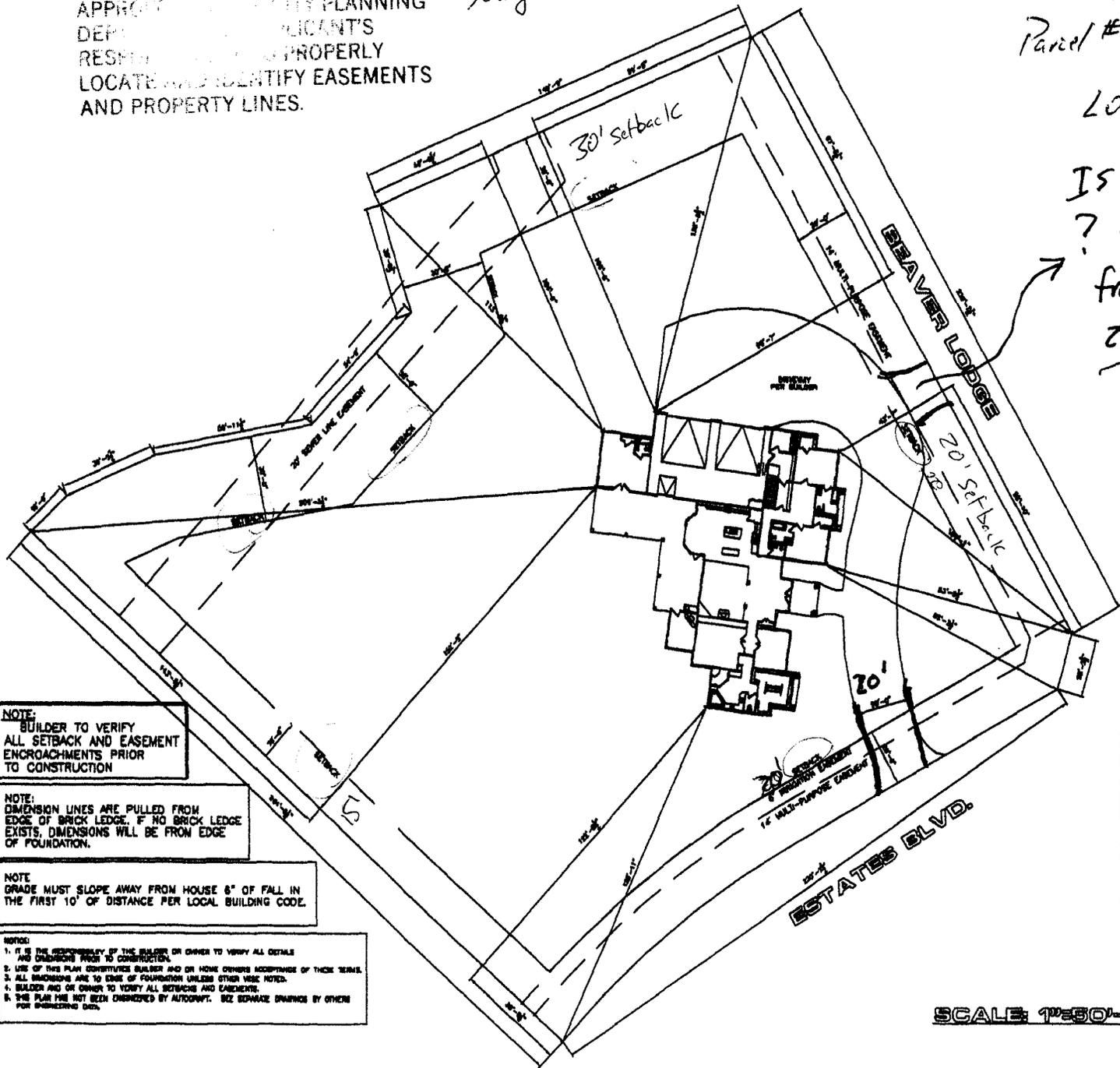
drive
 etc
 see
 8/29/06



SPEC PLAN INFORMATION	
SECTION NAME	SEE DRAWING
PLAN NUMBER	
LOT NUMBER	
BLOCK NUMBER	
OFFICE ADDRESS	17 CHERRY BLVD
COUNTY	CLATSOP
GRADE SQ. FT.	1851 SF
COVERED ENTRY SQ. FT.	130 SF
COVERED PATIO SQ. FT.	245 SF
UNFIN. SQ. FT.	3000 SF
LOT AREA	1.26 ACRES
FRONT OF	
REVISIONS USED	ISSUE 11 12-18-07

715 ESTATES BLVD.

SCALE: 1"=30'-0"



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

- NOTES:
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND CONDITIONS PRIOR TO CONSTRUCTION.
 - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNER ACCEPTANCE OF THESE TERMS.
 - ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER VISE NOTED.
 - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 - THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. SEE SEPARATE DRAWINGS BY OTHER FOR ENGINEERING DATA.