

FEE \$	10.00
TCP \$	39.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 547 Hoover Ct
 Parcel No. 2943-094-78-001
 Subdivision Fruitvale Estates
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2447
 Sq. Ft. of Lot / Parcel 8973.36
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3200
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Todd S. + Corey N. VonBurg
 Address 2250 Signal Rock Ct.
 City / State / Zip 6.5., CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Todd S. Von Burg
 Address 2250 Signal Rock Ct.
 City / State / Zip 65., CO 81505
 Telephone 970 270 6169

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

PAFTT
 MAR 31 2006
 TB

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 NO
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered Foundation
 Voting District "C" Driveway Location Approval llh Required
 (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 Todd S. Von Burg Date 3/23/06
 Department Approval [Signature] Date 3-31-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18977</u>
Utility Accounting	<u>T. Bewley</u>		Date <u>3/31/06</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)

HOOVER ST.

DRIVEWAY

done on 3/24/06

SE TRUCK

25'

4' BUILDING PURPOSE EASEMENT

4' BUILDING PURPOSE EASEMENT

SE TRUCK

CONC. DRIVE

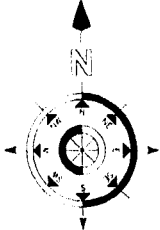
10' Irrigation Easement
15' Price Ditch Loterial

NOTE:
GRADE MUST BE AT LEAST 12" AWAY FROM HOUSE OR 18" FROM THE FRONT PORCH DISTANCE PER LOCAL BUILDING CODES.

- NOTICE
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNER A WARRANTY ON THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAW. ALL EASEMENTS DRAWN BY OTHER FOR ENGINEERING DATA.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	FRUITVALE ESTATES
FILING NUMBER	
LOT NUMBER	
BLOCK NUMBER	
STREET ADDRESS	547 HOOVER CT.
COUNTY	MESA
GARAGE SQ. FT.	607 SF
LIVING SQ. FT.	1733 SF
LOT SIZE	8988 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'



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

12th 3-31-06
ACCEPTED
ALL SETBACKS AND EASEMENTS MUST BE VERIFIED BY THE CITY PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
BUILDER IS RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.