

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

107088-61200

Building Address 242 PAPAGO ST.
 Parcel No. LOT 2943-294-32-004
 Subdivision CHIEFA GLENN
 Filing 2 Block 3 Lot 4

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name CHARLE SPOERL
 Address 242 PAPAGO ST
 City / State / Zip GRAND JUNCTION CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 9x12 Shed

APPLICANT INFORMATION:

Name CHARLES SPOERL
 Address 242 PAPAGO ST
 City / State / Zip GRAND JUNCTION CO. 81503
 Telephone 255-1179

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 9x12 Shed

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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement _____
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 X Charles Spoerl Date 10/21/06
 Department Approval Gaylen Henderson Date 10-23-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>NO WTR / NO SEWER CHARGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/23/06</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)

RECEIVED
 OCT 17 2006
 COMMUNITY DEVELOPMENT
 8121

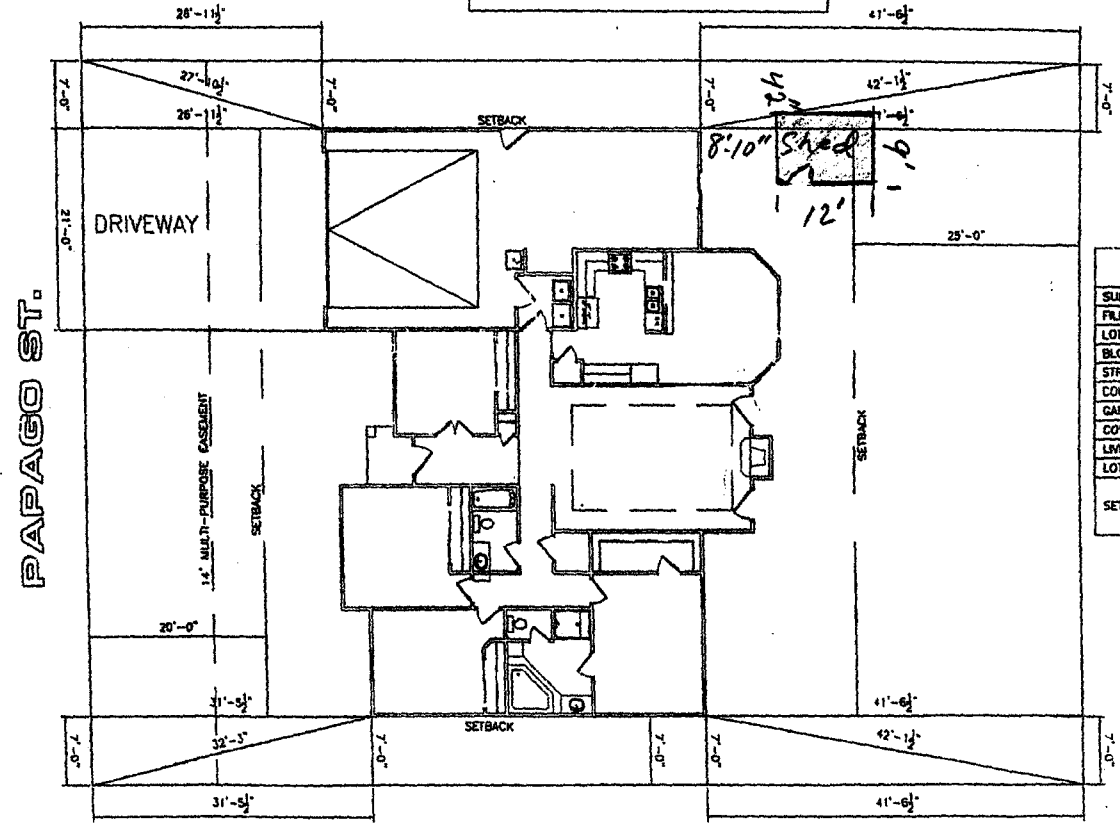
10-23-06
 ACCEPTED *Gayle Henderson*
 ANY SETBACKS OR EASEMENTS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE CITY ENGINEER'S SIGNATURE IS REQUIRED TO PROPERLY LOCATE ALL SETBACKS AND EASEMENTS AND TO VERIFY THE SAME.

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF 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 ARCHITECT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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.

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



SITE PLAN INFORMATION	
SUBDIVISION NAME	CHIFETA GLENN SUBDIVISION
PLAT NUMBER	2
LOT NUMBER	4
BLOCK NUMBER	3
STREET ADDRESS	242 PAPAGO ST.
COUNTY	MESA
GARAGE SQ. FT.	713 SF
COVERED ENTRY SQ. FT.	28 SF
LIVING SQ. FT.	1829 SF
LOT SIZE	8250 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'

Shed LOCATION ON PROPERTY
 242 PAPAGO ST GRANDJUNCTION 81503
 SPORTEL Ph 255-1179
 4x12 Shed