

PH

FEE \$	10.00
TCP \$	No
SIF \$	No

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

BLDG PERMIT NO. _____

36150-7860

Building Address 3090 N. 12th St.
 Parcel No. 2945 013-20-002
 Subdivision _____
 Filing _____ Block _____ Lot _____

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) _____

OWNER INFORMATION:

Name Hospice & Palative Care
 Address 2754 Compass Drive, #377
 City / State / Zip Grand Jct. CO 81506

Height of Proposed Structure Varies from 4' to 14' per plan

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Retaining walls-per approved P.D. Plan

APPLICANT INFORMATION:

Name Blythe Design
 Address 618 Rood Ave.
 City / State / Zip Grand Jct. CO 81501
 Telephone 970-242-1058

***TYPE OF HOME PROPOSED:**

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

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>P.D.</u>	Maximum coverage of lot by structures <u>N/A</u>		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side _____ from PL Rear _____ from PL <i>per plan</i>	Parking Requirement <u>NONE</u>		
Maximum Height of Structure(s) <u>per plan</u>	Special Conditions _____		
Voting District _____	Driveway _____		
	Location Approval _____ (Engineer's Initials)		

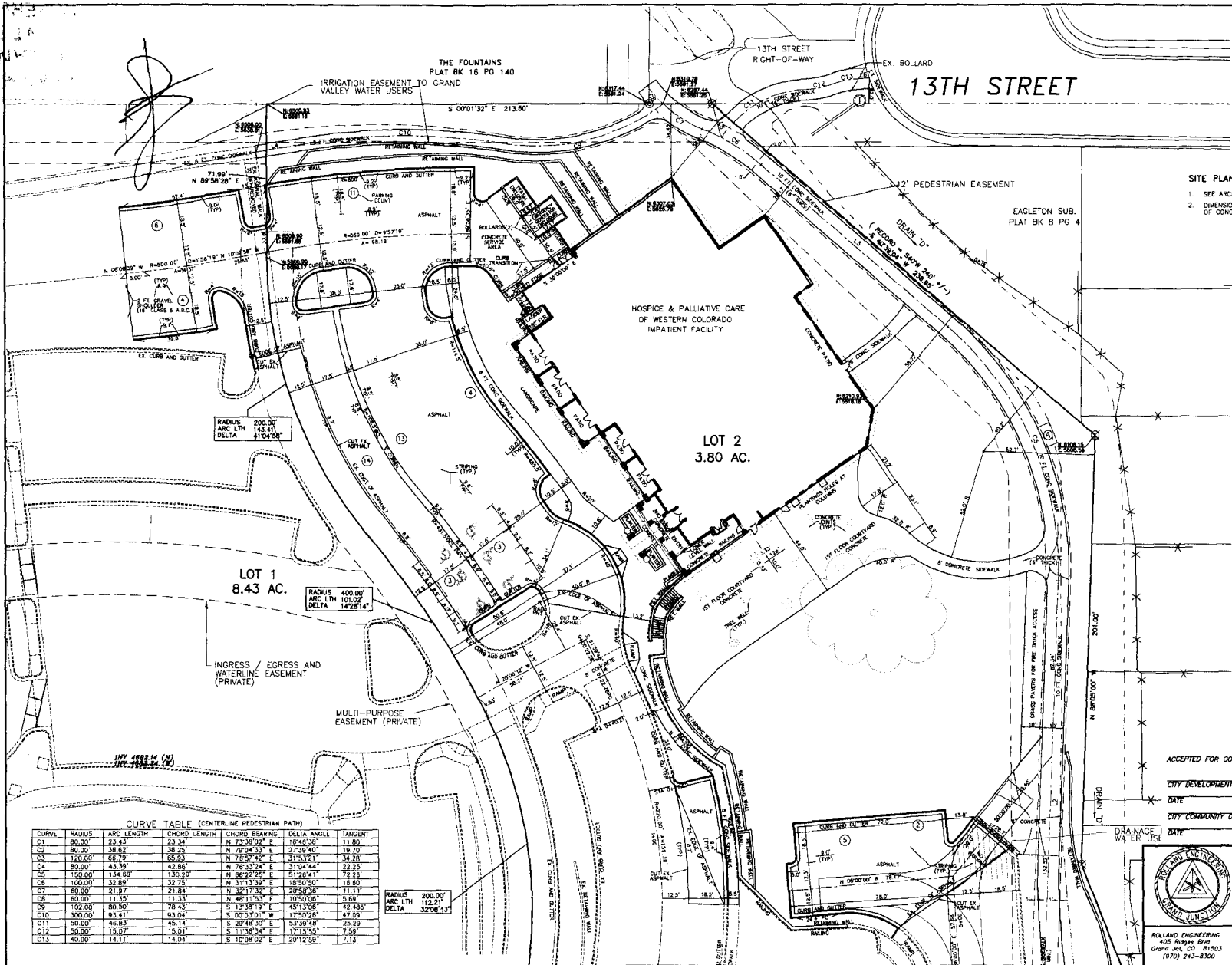
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 8/17/07
 Department Approval [Signature] Date Aug. 17, 2007

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-17-07</u>		

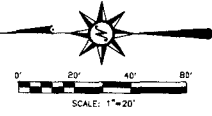
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



LINE TABLE
(CENTERLINE PEDESTRIAN PATH)

LINE	BEARING	DISTANCE
L1	N 82°00'00" E	20.00'
L2	S 87°24'14" E	214.85'
L3	N 40°39'04" E	116.56'
L4	S 08°50'11" E	26.32'
L5	S 74°21'20" E	15.48'
L6	S 02°01'32" E	2.5'

- SITE PLAN NOTES:
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - DIMENSIONS ARE TYPICALLY TO FACE OF CURB, PAINT LINE, EDGE OF CONCRETE, FACE OF BUILDING OR AS NOTED.



- LEGEND
- ⊕ MESA COUNTY SURVEY MARKER
 - ⊙ FOUND REBAR & CAP L.S.-20677
 - ⊙ FOUND ALLOY CAP L.S.-12093
 - ⊗ FOUND REBAR & CAP L.S.-18469

CURVE TABLE (CENTERLINE PEDESTRIAN PATH)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	80.00	23.43	23.34	N 73°38'02" E	18.62°	11.80
C2	80.00	38.62	38.25	N 79°04'33" E	27.39°	19.70
C3	120.00	88.79	85.93	N 78°57'42" E	31°53'21"	34.28
C4	80.00	43.39	42.96	N 76°53'24" E	33°04'44"	22.25
C5	150.00	134.68	130.20	N 68°22'25" E	51°26'41"	72.26
C6	100.00	32.89	32.75	N 31°13'39" E	18°50'56"	18.80
C7	60.00	21.97	21.84	N 22°13'32" E	20°58'00"	11.11
C8	60.00	11.35	11.33	N 48°11'53" E	10°50'06"	5.69
C9	102.00	80.30	78.43	S 13°38'19" E	45°13'06"	42.48
C10	300.00	93.41	93.04	S 00°03'01" W	17°50'26"	47.29
C11	50.00	46.83	45.14	S 29°48'30" E	53°39'48"	25.29
C12	35.00	15.07	15.01	S 11°38'34" E	17°15'35"	7.59
C13	40.00	14.17	14.04	S 10°08'02" E	20°12'39"	7.13

RADIUS 200.00'
ARC LTH 101.00'
DELTA 32°08'13"

ACCEPTED FOR CONSTRUCTION	ACCEPTED AS CONSTRUCTED
CITY DEVELOPMENT ENGINEER	CITY DEVELOPMENT ENGINEER
DATE	DATE
CITY COMMUNITY DEVELOPMENT	CITY COMMUNITY DEVELOPMENT
DATE	DATE



Hospice and Palliative Care of Western Colorado
Phase II
Site Detail - East

ROLLAND ENGINEERS
405 Ridge Blvd
Grand Jct, CO 81503
(970) 243-8300

Drawn: ESS
Checked: TDR
Date: 3/5/07
Scale: 1" = 20'
Sheet: 2 of 15