

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

PH

Building Address 420 1/2 BEAR DANCE DR. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-42-007 Sq. Ft. of Existing Bldgs - Sq. Ft. Proposed 2054
 Subdivision COUNTRY PLACE ESTATES Sq. Ft. of Lot / Parcel 4602
 Filing _____ Block 5 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2054
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name STEVE JOSEPHS
 Address P.O. BOX 1267
 City / State / Zip GT CO 81502

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

APPLICANT INFORMATION:

Name MIKE ROBERTS
 Address 1114 N. 1ST ST. #203
 City / State / Zip GT CO 81501
 Telephone 201-4463

***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>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"C"</u>	Driveway Location Approval <u>BJH</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).

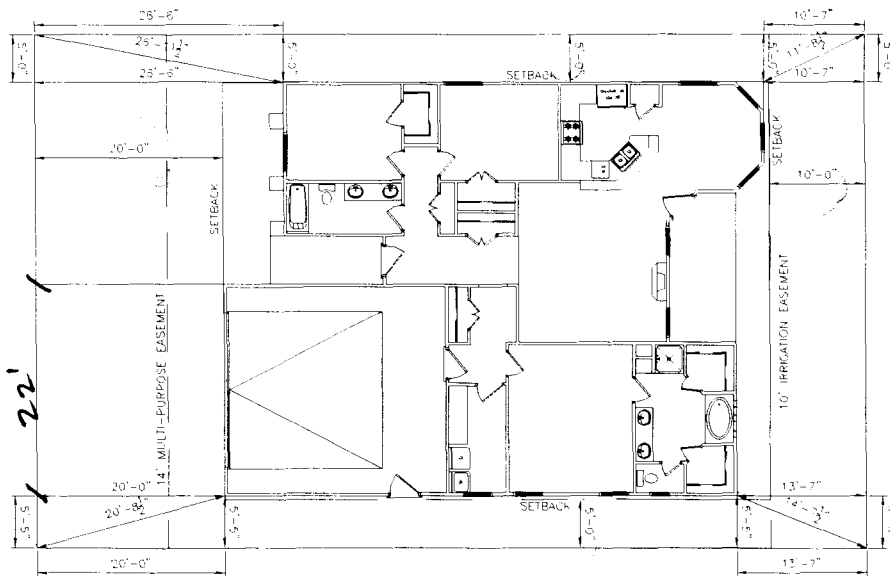
Applicant Signature [Signature] Date 8.20.07
 Department Approval BJH. [Signature] Date 8/27/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>20582</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-27-07</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)

*Approved by
4/20/12*

BEAR DANCE DRIVE



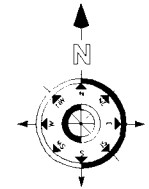
Dr. Jacobo R. Garcia
 ACCEPTED
 APPROVED BY SETBACKS MULTIFAMILY PLAN
 LOCAL OFFICIALS
 LOCAL OFFICIALS
 LOCAL OFFICIALS

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

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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



SITE PLAN INFORMATION	
SUBDIVISION NAME	COUNTRYPLACE ESTATES
FILING NUMBER	N/A
LOT NUMBER	7
BLOCK NUMBER	5
STREET ADDRESS	420 1/2 BEAR DANCE DRIVE
COUNTY	MESA
CARAGE SQ. FT.	516 SF
LIVING SQ. FT.	1538 SF
LOT SIZE	4877 SF
FRONT	20'
SETBACKS USED	SIDES 5' REAR 10'

SCALE: 1" = 20'-0"