

Planning \$	10.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

PH

Building Address 300 3/4 Carriage Hills Ct.
Parcel No. Parent 2945-244-00-163
Subdivision Carriage Hills Subdivision
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Carriage Hills
Address 2482 Commerce Blvd.
City / State / Zip Grand Junction, Co 81503

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Pump House

APPLICANT INFORMATION:

Name Lawrence Bulonio
Address 2482 Commerce Blvd.
City / State / Zip Grand Junction, Co. 81503
Telephone (970) 255-6520

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: Pump House
Estimated Remodeling Cost \$ _____
Current Fair Market Value of Structure \$ _____

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 R-8 Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL Parking Requirement _____
Maximum Height of Structure(s) _____ Special Conditions: _____
Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials) approved per plan

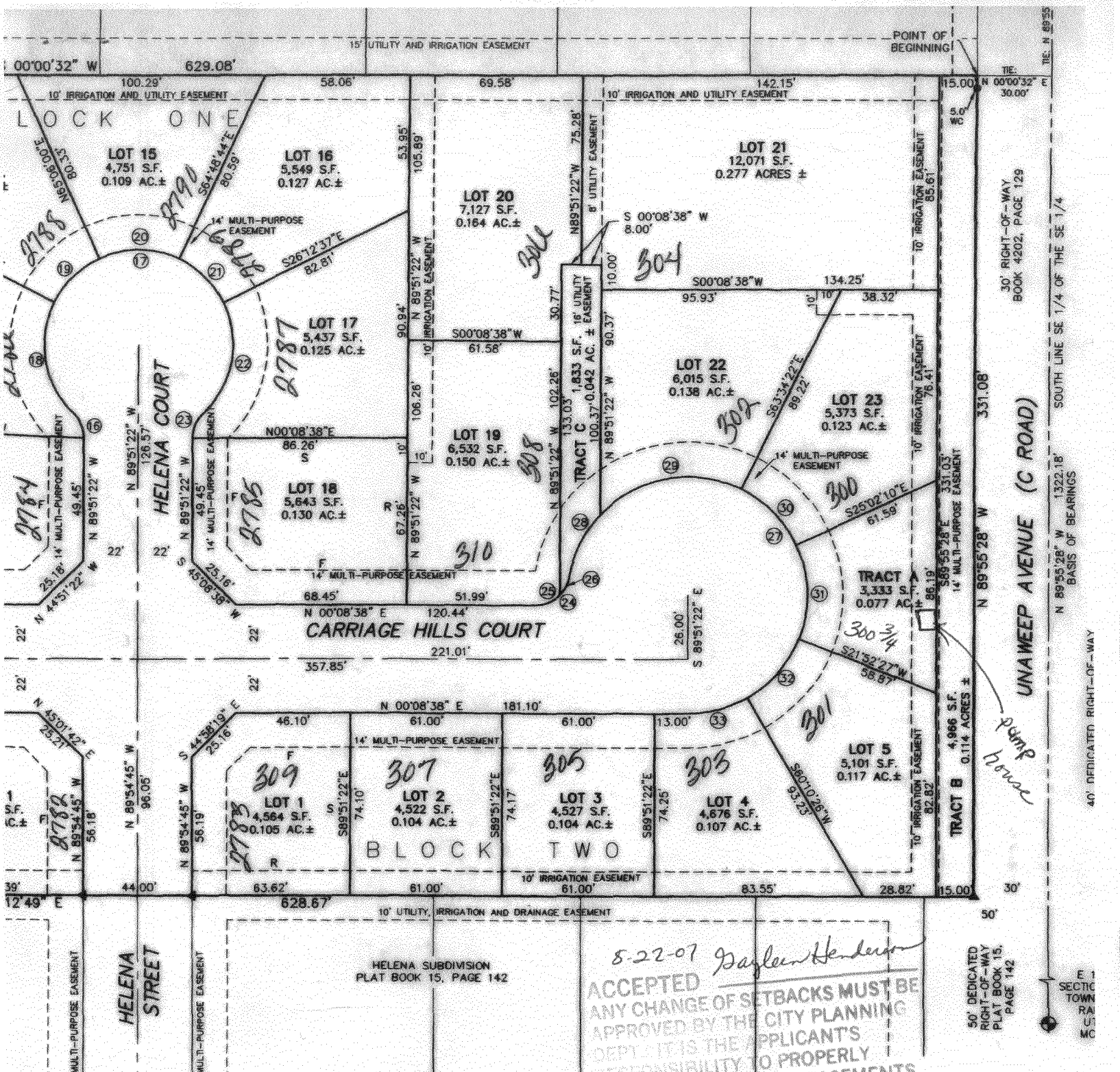
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Juanita Ben Date 8/22/07
Department Approval Gayle Henderson Date 8-22-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Pump only No Sewer</u>
Utility Accounting <u>Accounting</u>	Date <u>8/22/07</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)



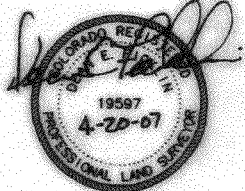
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
20	50°05'15"	38.00'	33.22'	17.76'	32.17'	N00°08'38"E
21	38°36'08"	38.00'	25.60'	13.31'	25.12'	N44°29'20"E
22	72°46'40"	38.00'	48.27'	28.00'	45.09'	S79°49'17"E
23	46°25'25"	13.50'	10.94'	5.79'	10.64'	N66°38'40"W
24	81°06'50"	13.50'	19.11'	11.55'	17.56'	S40°24'47"E
25	45°15'48"	13.50'	10.39'	5.63'	10.39'	N22°29'17"W
26	35°51'01"	13.50'	8.45'	4.37'	8.31'	S63°02'39"E
27	261°06'50"	48.00'	218.75'	56.09'	72.94'	N49°35'13"E
28	33°59'46"	48.00'	28.48'	14.67'	28.06'	N63°58'19"W
29	73°24'04"	48.00'	61.49'	35.78'	57.37'	N10°16'24"W
30	38°32'12"	48.00'	32.28'	16.78'	31.68'	N45°41'44"E
31	46°54'36"	48.00'	39.30'	20.83'	38.21'	N88°25'09"E
32	38°17'59"	48.00'	32.09'	16.67'	31.49'	S48°58'34"E
33	29°58'12"	48.00'	25.11'	12.85'	24.82'	S14°50'28"E

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
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5-22-07 Dawn Henderson
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



P.L.S., 19597
 Deon E. Ficklin

CARRIAGE HILLS SUBDIV
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE
 MESA COUNTY, COLORADO