

FEE \$ <u>10⁰⁰</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Building Address 605 Meander Dr.
 Parcel No. Lot 1 2945-034-33 001
 Subdivision Tomkins
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2582 Sq. Ft. Proposed add to 594 ft² 2582 ft²
 Sq. Ft. of Lot / Parcel .9 acre
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1913 exist - 1913 proposed
 Height of Proposed Structure existing 12 ft peak, 8' walls

OWNER INFORMATION:

Name Todd Mitchell
 Address 605 Meander Dr.
 City / State / Zip Grand Jct., CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

NO SWR / WTR Change.

APPLICANT INFORMATION:

Name Todd Mitchell
 Address 605 Meander Dr.
 City / State / Zip Grand Jct. CO 81505
 Telephone 243 8772

***TYPE OF HOME PROPOSED:**

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

NOTES: Existing structure is 594 ft² carpet. I want to add walls to make carpet a living space.

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>R5F-2</u>	Maximum coverage of lot by structures <u>50'</u>
SETBACKS: Front <u>30/25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirements <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Please note this PC has been revised on 6/12/07</u>
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).

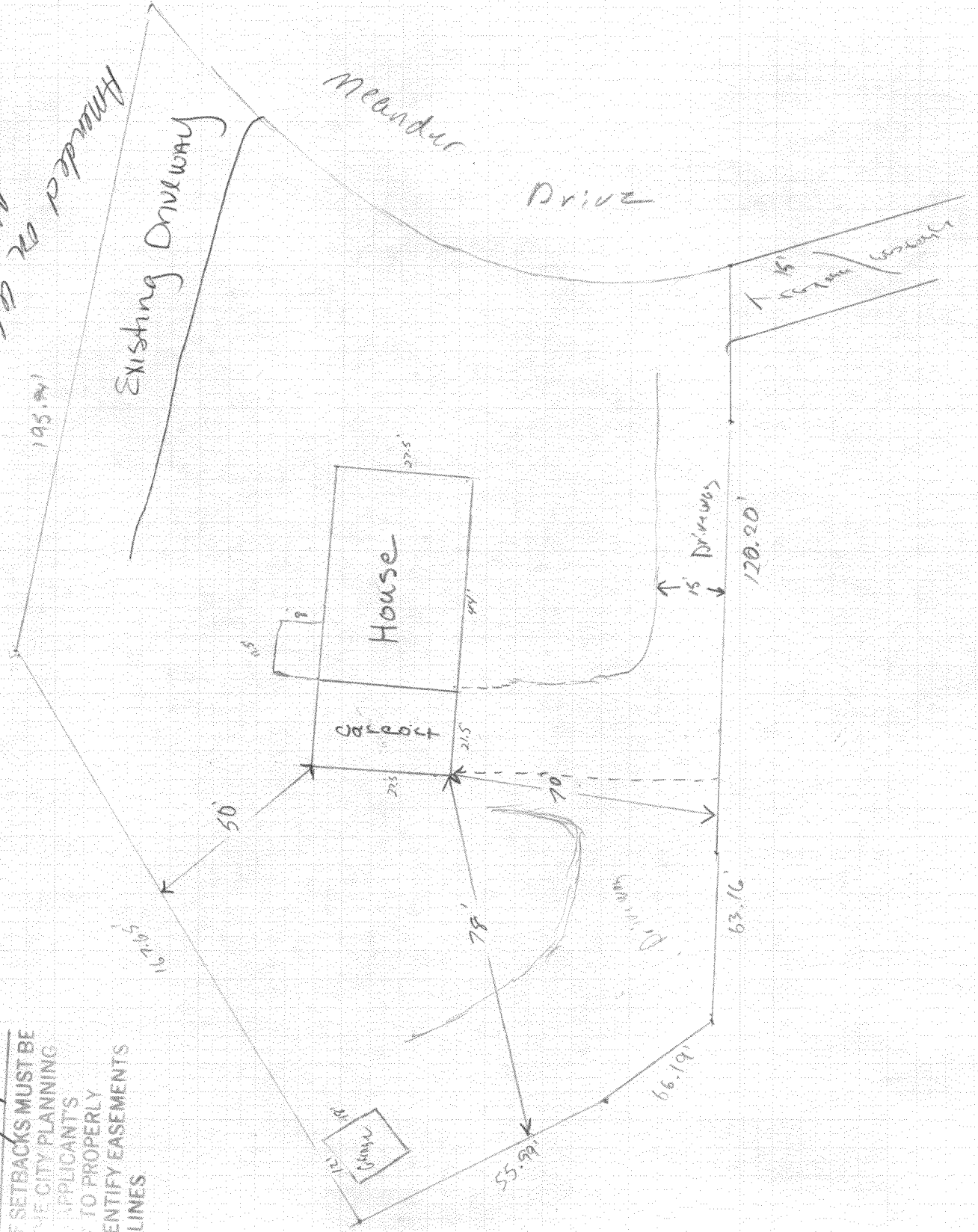
Applicant Signature Todd Mitchell Date April 10, 2007
 Department Approval Wendy Park Date 4/10/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO SWR / WTR Change</u>
Utility Accounting <u>(Signature)</u>	Date <u>4/11/07</u>		

Lot 1 Tomkins Subdivision
 605 Meander Drive
 0.9 acre

195.24' NW 1/4 Sec 20 T10N R10W

Wendy Spurr
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES



TOMKINS & CO.

A REPLAT OF LOT 1, HI-FASHION FABRICS

SE 1/16 Section 3
W.C. 10' West
Pipe and Cap L.S.16835

Hilltop Heights West Subdivision

126.4
41.15
157.65

D=00°55'56"
R=115.00'
A=1.87'
T=0.94'
BRG=N02°38'00"E
CH=1.87'

D=80°36'00"
R=90.00'
A=126.61'
T=78.33'
CB=N38°08'00"W
CH=116.42'

Hilltop Heights Subdivision

D=36°50'00"
R=35.00'
A=22.50'
T=11.65'
BRG=S60°01'00"E
CH=22.11'

D=74°53'30"
R=90.00'
A=117.84'
T=68.92'
BRG=N35°16'45"W
CH=109.44'

D=05°42'32"
R=90.00'
A=8.97'
T=4.49'
BRG=N75°34'10"W
CH=8.96'

TRACT 065

Adjoining Owner
Gene M. Sanders
Book 947 Page 716

TRACT 066

Adjoining Owner
Gene M. Sanders
Book 701 Page 360

Lot 2
HI-FASHION FABRICS

7.5' Roadway & Utility
Easement
Book 968 Page 128

7.5' Roadway & Utility
Easement
Book 701 Page 360

Adjoining Owner
Clifford D. Harwin

S 1/4 Cor. Sec 3
MCSM

Southwest Corner SE1/4 SE1/4
Section 3
3" Aluminum cap in concrete
and Monument Box
LS 16835

Basis of Bearings
S 89°57'00" E 2638.05'

Basis of bearings assume the South line of the SE1/4 of Section 3 to bear S 89°57'00" E, a distance of 2638.05 feet, as shown on the subdivision plat of Hi-Fashion Fabrics Subdivision, as recorded in Plat Book 14, Page 67, of the Mesa County Clerk and Records. Both monuments on this line are Mesa County survey markers.

4' 4"
6' 1 1/2"

L
T
P
S
by
M
S



From: Ivy Williams
To: Nishi Aragon
Date: 4/17/2007 12:47 PM
Subject: 603 Meander

Hey Nishi,

For this planning clearance that needs amended - if Mr. Mitchell hasn't come in by the end of tomorrow, please call him on Thursday to let him know that you are holding the planning clearance and were told that he would be in to provide complete information that is missing. Let him know that the clearance needs to be amended by end of the day on Friday or we will have to revoke the planning clearance.

In case he asks, the planning clearance came under review because of an anonymous call received questioning the building activity on his property.

See me if you have questions! Thanks,
Ivy

Ivy Williams
Public Works and Planning
City of Grand Junction
970-244-1446
ivyw@gjcity.org

Need to
talk to
Stelby

called 5/3/07 L msg.

Site plan needs
to be amended
to show all
accesses and
circulation and
easements. etc

4/11/07 Ronnis
4/18/07 called Nishi also
called ?