

FEE \$	10.00
TCP \$	0
SIF \$	

NEW ADDRESS

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

2788 1/4 Printers Ct. - per Bayless Henderson
2-9-07
~~2788 1/2 Sundstrand Ct.~~

Building Address _____ No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-361-39-019 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 238
 Subdivision C H FOUR COMM PARK Sq. Ft. of Lot / Parcel 31799
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 328
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name PRINTERS PARK LLC
 Address 1204 N 7TH ST.
 City / State / Zip U.S., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): IRRIGATION PUMP HOUSE

APPLICANT INFORMATION:

Name BURNHAM CONSTRUCTION
 Address 476 1900 N LIGHT DRIVE
 City / State / Zip U.S., CO 81504
 Telephone 210-0538 - RASON

***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 N/A Maximum coverage of lot by structures N/A
 SETBACKS: Front N/A from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side N/A from PL Rear N/A from PL Parking Requirement N/A
 Maximum Height of Structure(s) _____ Special Conditions N/A
 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 1-24-07
 Department Approval [Signature] Date 1/24/07

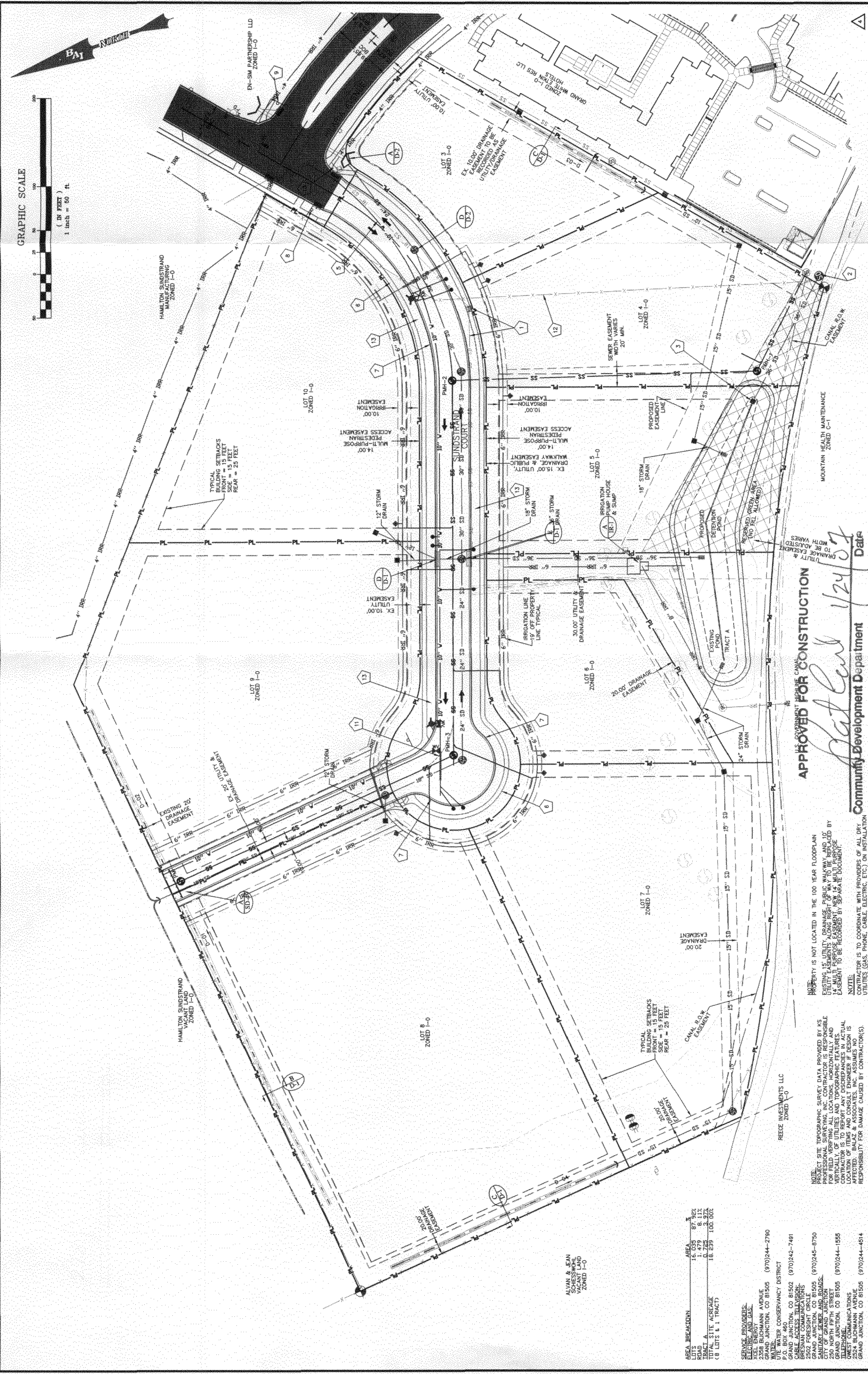
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No	<u>NO Sewer/Water Charge</u>
Utility Accounting	_____			Date <u>[Signature]</u>

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)

NO.	BY	DATE	REVISION DESCRIPTION
1	CD	05/11/05	UPDATED POND, IRR. LINE, WATER/SEWER SERVICES, STORM DRAINAGE
2	CD	07/14/05	ADDED DRY UTILITIES INSTALLATION NOTE, WINGWALL DETAIL ID
3	CD	09/15/05	ADDED STREET LIGHTS
4	CD	11/07/05	
5			
6			
7			
8			
9			

DRAWN BY: CDC
 DATE: 12/29/2004
 SCALE: 1" = 50'
 ENGINEER: WPB
 CHECKED BY: WPB
 DRAWING DATA
 COLORADO
 CITY OF GRAND JUNCTION
 PRINTERS PARK LLC
 CH 4 COMMERCIAL PARK, FILING NO. 3
 LOTS 3 THRU 10 & TRACT A
 SITE PLAN

2527 Foresight Circle
 Grand Junction, Colorado 81505
 Tel.#: (970) 263-9735
 Fax.#: (970) 263-9736
BALAZ & ASSOCIATES, INC.
 SHEET NO. **SP-1**
 OF
 JOB NO. CH 4
 PREPARED UNDER THE SUPERVISION OF: WM. P. BALAZ, JR., PE# 17129



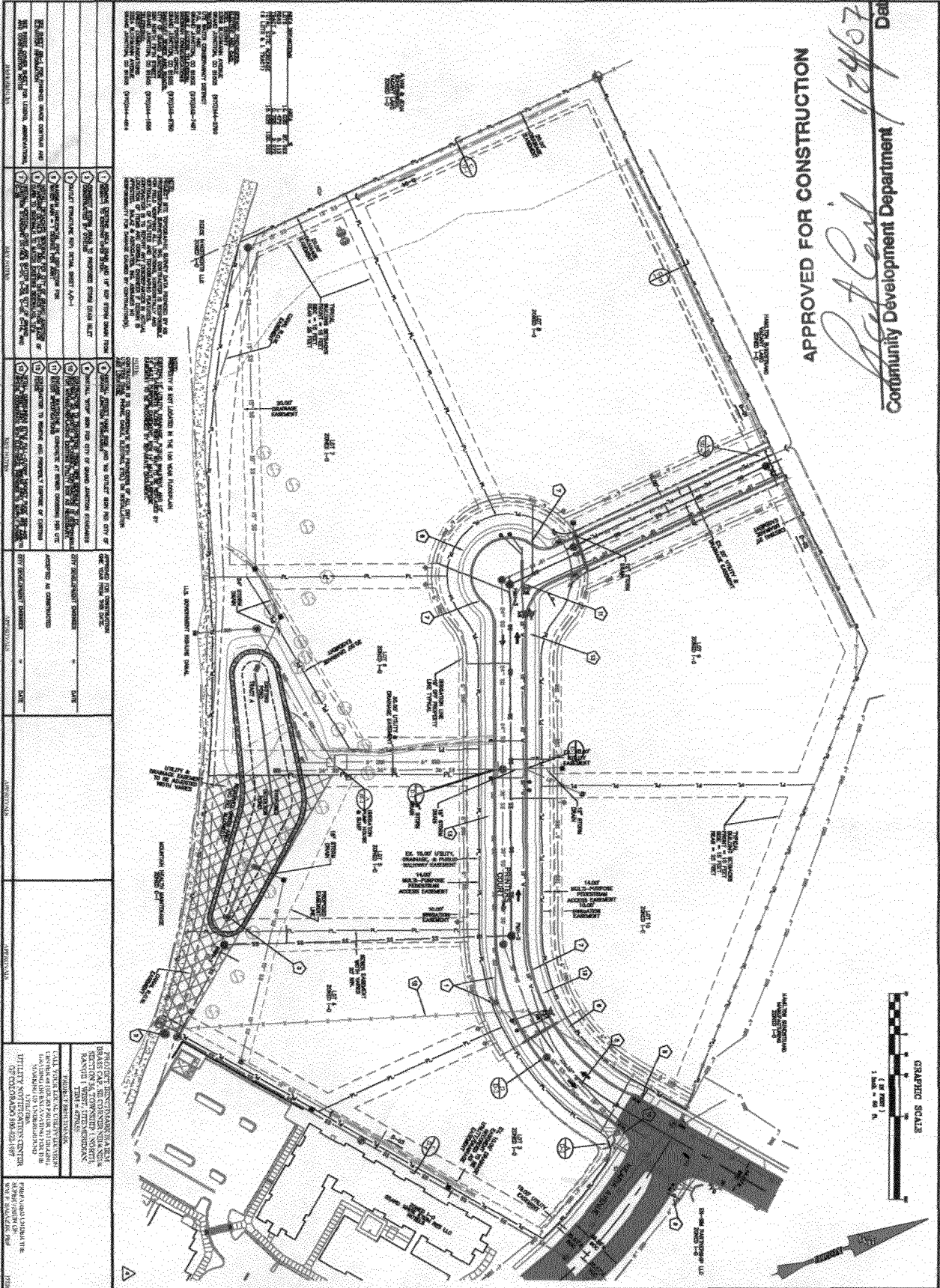
PROJECT BENCHMARK IS A BLM BRASS CAP SE CORNER NE 1/4 NE 1/4 SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN. TBM = 4770.55	
PROJECT BENCHMARK CALL YOUR LOCAL UTILITY LOCATION CENTER 48 HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING UTILITIES.	
UTILITY NOTIFICATION CENTER OF COLORADO 800-922-1987	
APPROVED FOR CONSTRUCTION ONE YEAR FROM THIS DATE:	
CITY DEVELOPMENT ENGINEER	DATE
ACCEPTED AS CONSTRUCTED	
CITY DEVELOPMENT ENGINEER	DATE
KEY NOTES	
1 REMOVE EXISTING 18" RCP AND 18" RCP STORM DRAIN FROM S/W-1 TO EXISTING OPEN DITCH 2 CONSTRUCTED BY OTHERS 3 OUTLET STRUCTURE REF. DETAIL SHEET A/D-1 4 MAXIMUM HORIZONTAL PIPE DEFLECTION FOR WATER MAINS SHALL BE 0.001" PER FOOT OF GRAND JUNCTION STANDARD DETAILS C-07 AND C-08. DISTANCE FROM BACK OF CURB TO SIDEWALK TO MATCH EXISTING SIDEWALKS. 10± 5 INSTALL 18" RCP AND 18" RCP STORM DRAIN FROM S/W-1 TO EXISTING OPEN DITCH 6 CONTRACTOR TO REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE 7 WITHIN 10' OF THE EXISTING FENCE, CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PROVIDER TO SUPPLY POWER SPACES	
KEY NOTES	
APPROVALS	

AREA BREAKDOWN
 LOTS 16.035 87.322
 ROAD 1.479 8.112
 TOTAL SITE ACREAGE 18.239 100.000
 (8 LOTS & 1 TRACT)

SERVICE PROVIDERS:
 ELECTRIC AND GAS:
 GRAND JUNCTION, CO 81505 (970)244-2790
 2358 BUCHANAN AVENUE
 P.O. BOX 480
 GRAND JUNCTION, CO 81502 (970)244-7491
 UTE WATER CONSERVANCY DISTRICT
 2502 FORESIGHT CIRCLE
 GRAND JUNCTION, CO 81505 (970)244-6750
 BRESNAN COMMUNICATIONS
 SANITARY SEWER AND BOARDS
 CITY OF GRAND JUNCTION
 GRAND JUNCTION, CO 81505 (970)244-1555
 TELEPHONE
 CITY OF GRAND JUNCTION
 GRAND JUNCTION, CO 81505 (970)244-4514

APPROVED FOR CONSTRUCTION
 1/24/07
 Community Development Department

NOTE:
 PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN
 EXISTING EASEMENTS, ALIEN RIGHTS, ETC., WHOSE RECORDS BY
 14. MULTI-PURPOSE EASEMENT, NEW 14. MULTI-PURPOSE
 EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.
 NOTE:
 CONTRACTOR IS TO COORDINATE WITH PROVIDERS OF ALL DIRT,
 AND LOGS.



APPROVED FOR CONSTRUCTION
Robert Card
 Community Development Department
 Date: 1/24/07

<p>1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN. THE ENGINEER HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.</p> <p>2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN. THE ENGINEER HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.</p> <p>3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN. THE ENGINEER HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.</p>	<p>4. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN. THE ENGINEER HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.</p> <p>5. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN. THE ENGINEER HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.</p> <p>6. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN. THE ENGINEER HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.</p>	<p>7. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN. THE ENGINEER HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.</p> <p>8. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN. THE ENGINEER HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.</p> <p>9. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN. THE ENGINEER HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.</p>	<p>10. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN. THE ENGINEER HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.</p> <p>11. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN. THE ENGINEER HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.</p> <p>12. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN. THE ENGINEER HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.</p>
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SP-1

Barz & Associates, Inc.

2527 Floersight Circle
 Grand Junction, Colorado 81505
 Tel #: (970) 263-8733
 Fax #: (970) 263-8736

PRINTERS PARK LLC
 CH 4 COMMERCIAL PARK, FILING NO. 3
 LOTS 3 THRU 10 & TRACT 'A'
 SITE PLAN

CITY OF GRAND JUNCTION COLORADO

SCALE: 1" = 50'	
DATE: 12/29/06	
DRAWN BY: EJE	
CHECKED BY: WJR	
DATE: 11/09/06	ADDED STREET LIGHTS
DATE: 09/15/06	ADDED TRACT A UTILITIES (SEE ALL UTILITIES DETAIL)
DATE: 07/25/06	1. PAVED DRIVE FROM A TO B (SEE DRIVE DETAIL)
DATE: 07/11/06	1. PAVED DRIVE FROM A TO B (SEE DRIVE DETAIL)
DATE:	REVISION SUPPORT

