

FEE \$	10
TCP \$	1589
SIF \$	460

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

BLDG PERMIT NO. _____ *pl*

Building Address 436 SAN JUAN No. of Existing Bldgs 0 No. Proposed ONE
 Parcel No. 2943 173 46 007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1705
 Subdivision SIENA VIEW Sq. Ft. of Lot / Parcel 4650
 Filing 1 Block 1 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1770
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name G. DI BAILDERS JNL.
 Address 31 B3 B^{1/2} Rd.
 City / State / Zip G.J. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address SAME
 City / State / Zip _____
 Telephone 261-4275

***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 R-8 Maximum coverage of lot by structures 70
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5 from PL Rear 10 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District C Driveway Location Approval PH _____
 (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).

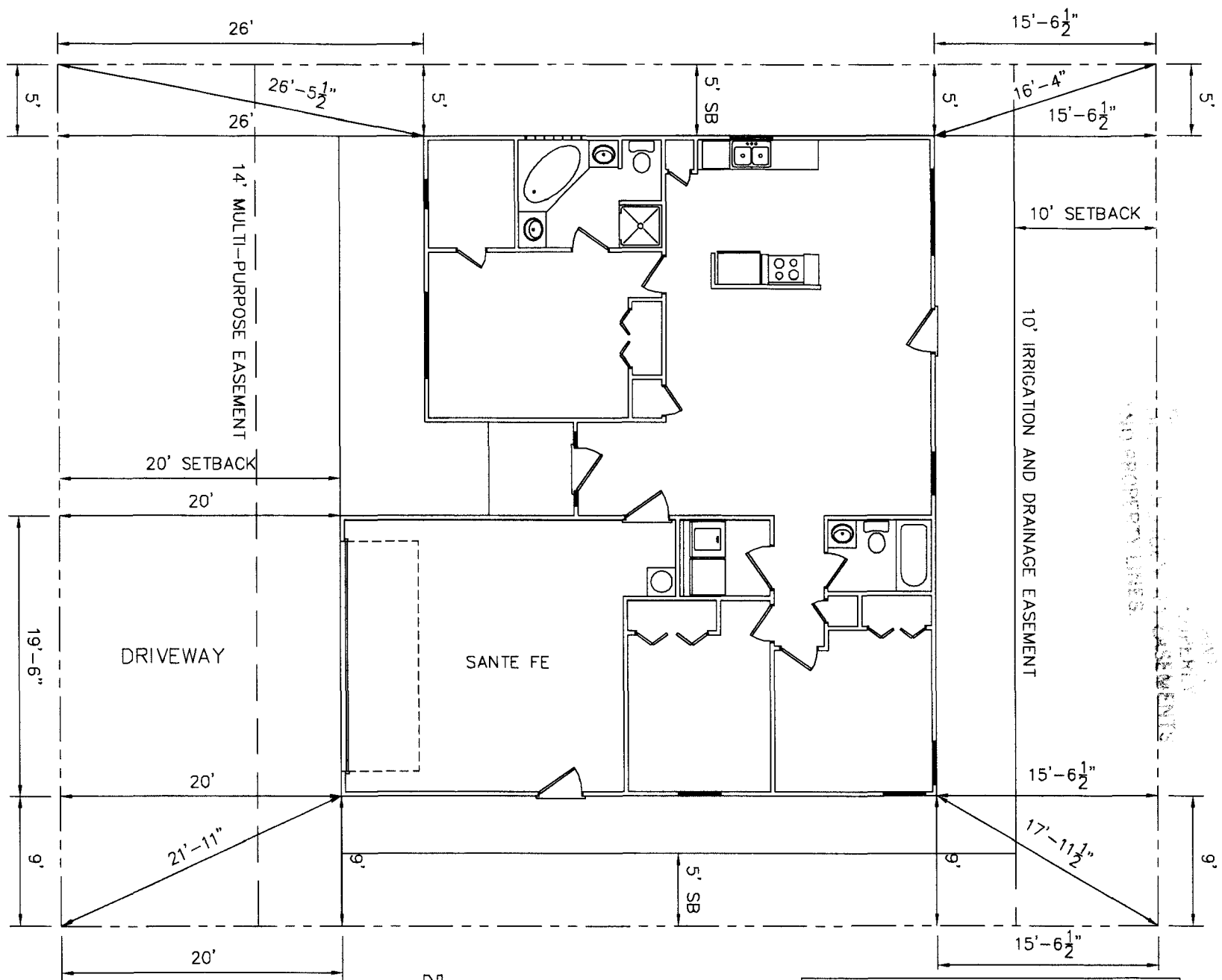
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9/24/07
 Department Approval PH [Signature] Date 9-24-07

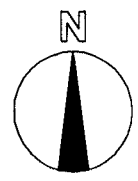
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20636</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-24-7</u>		

SAN JUAN STREET

Drive OK PH



LIABILITY DISCLAIMER
 It is the responsibility of client/representative of client to verify all information on the attached plans.



SITE PLAN
 SCALE: 1" = 10'

SUBDIVISION NAME-	SIENA VIEW
FILING NUMBER-	1
LOT NUMBER-	7
BLOCK NUMBER-	1
LOT SQ. FT.-	4653 SF
ADDRESS-	436 SAN JUAN STREET
COUNTY-	MESA
CITY-	GRAND JUNCTION

PH
 Barber Helem
 9-24-07