

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

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

BLDG PERMIT NO. _____

Building Address 440 SAN JUAN No. of Existing Bldgs 0 No. Proposed ONE
 Parcel No. 2943 173 46 005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1714
 Subdivision SIENA VIEW Sq. Ft. of Lot / Parcel 4650
 Filing 1 Block 1 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2197
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name G.D. BUILDERS INC
 Address 3183 BIRD
 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).

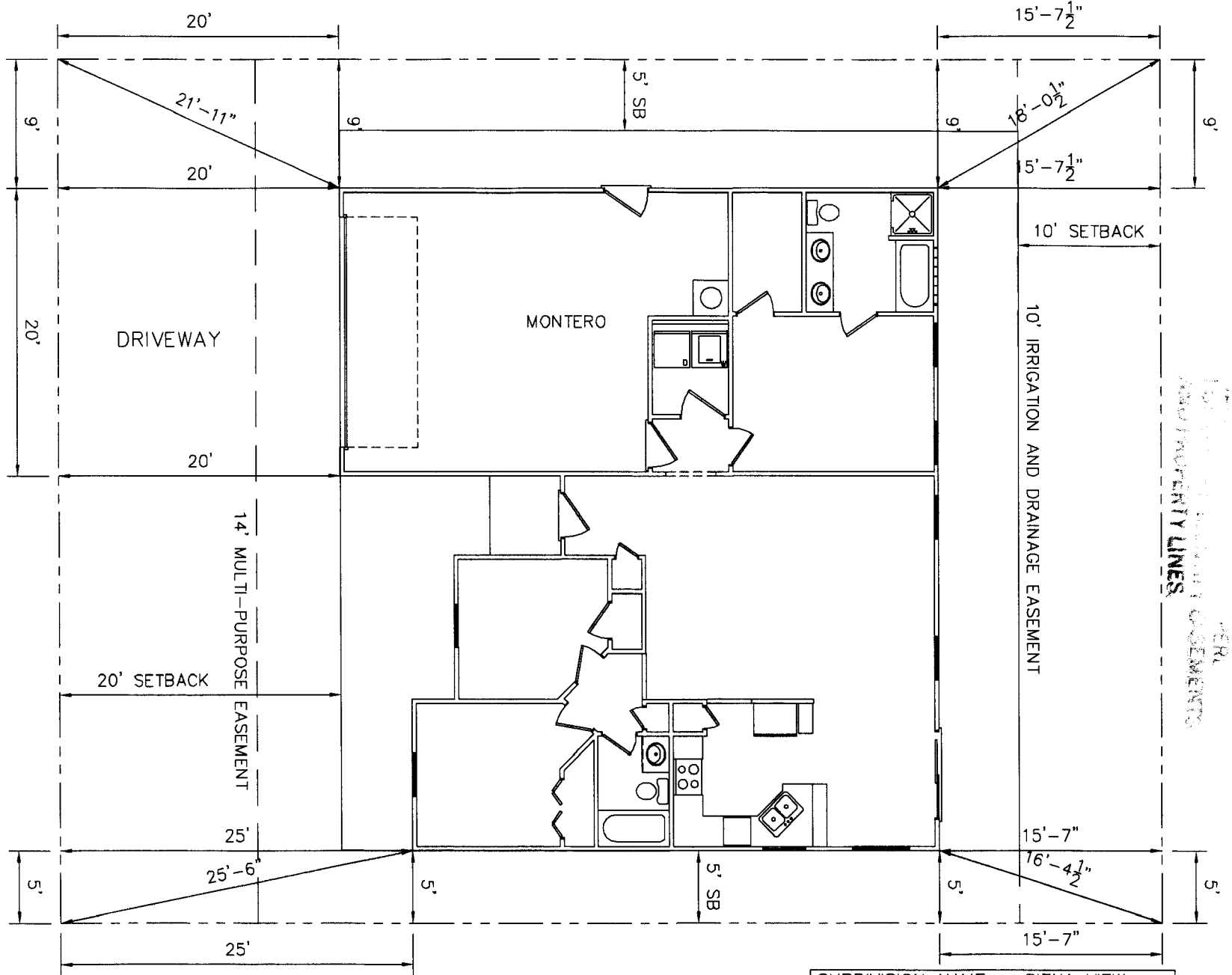
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

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

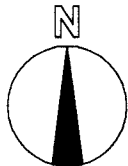
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20638</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-24-7</u>		

SAN JUAN STREET

DRIVE 5X 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-	5
BLOCK NUMBER-	1
LOT SQ. FT.-	4656 SF
ADDRESS-	440 SAN JUAN STREET
COUNTY-	MESA
CITY-	GRAND JUNCTION

PROPERTY LINES
AND
EASEMENTS

PH
Angela Anderson 9-21-07