

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 444 SAN JUAN  
 Parcel No. 2943-173-46-003  
 Subdivision SIENA VIEW  
 Filing 1 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed ONE  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1714  
 Sq. Ft. of Lot / Parcel 4670  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2197  
 Height of Proposed Structure 17 FT.

**OWNER INFORMATION:**

Name G D BUILDERS INC.  
 Address 3183 B<sup>1</sup>/<sub>2</sub> 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 <u>R-8</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>C</u>	Driveway Location Approval <u>PH</u> (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 \_\_\_\_\_ Date 9/24/07  
 Department Approval PH Gayleen Henden 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>20637</u>
Utility Accounting <u>Dotter Kovner</u>	Date <u>9-24-07</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)

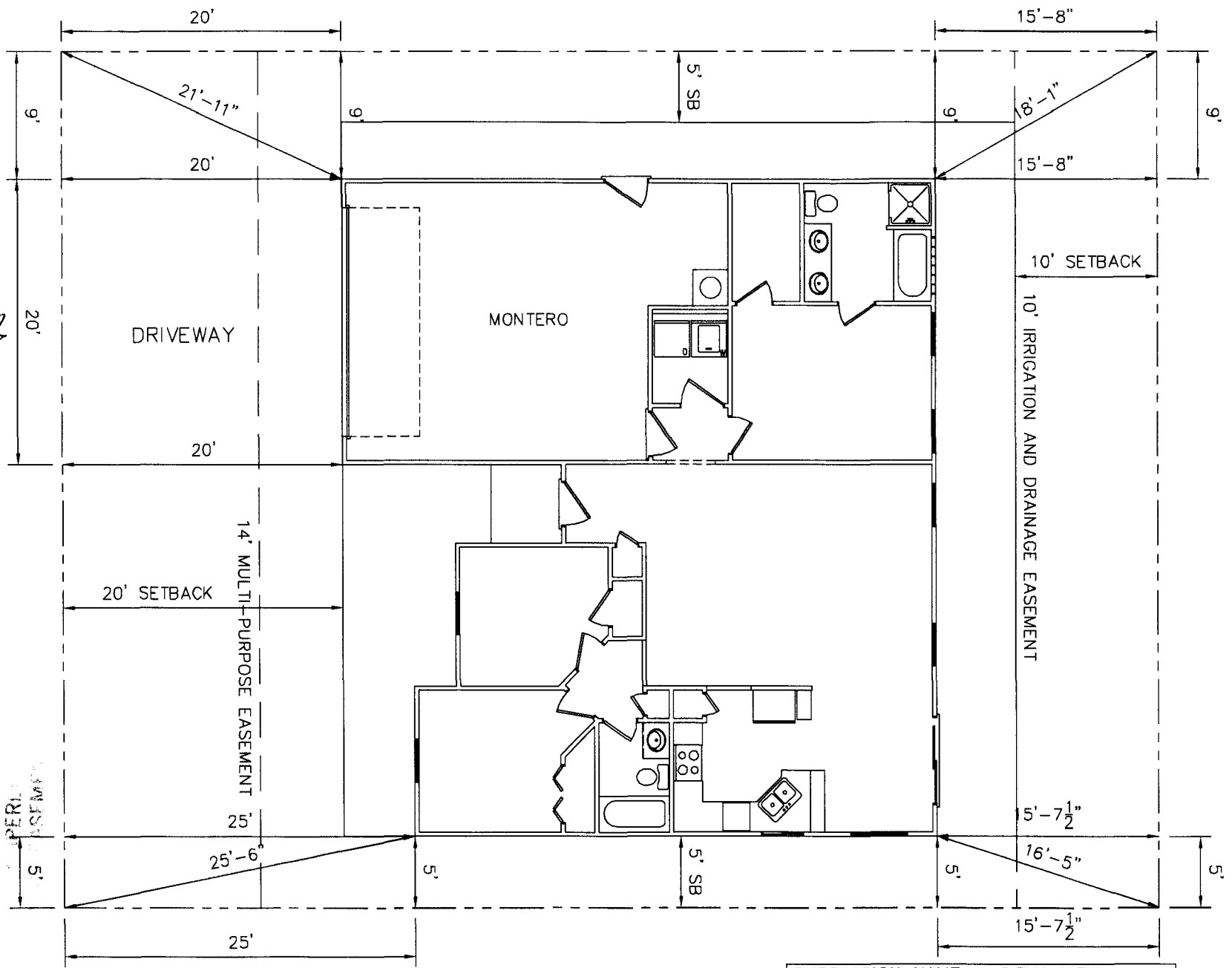
Bayless 9-24-07

SAN JUAN STREET

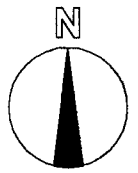
Drive OFF

PH

ACCEPTED  
ANY CHANGES  
MAY BE MADE  
WITHOUT NOTICE



**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-	3
BLOCK NUMBER-	1
LOT SQ. FT.-	4660 SF
ADDRESS-	444 SAN JUAN STREET
COUNTY-	MESA
CITY-	GRAND JUNCTION