

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

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

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

Building Address 446 SAN JUAN No. of Existing Bldgs 0 No. Proposed ONE  
 Parcel No. 2943-173-46-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1979  
 Subdivision SIENA VIEW Sq. Ft. of Lot / Parcel 4670  
 Filing 1 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2463  
 Height of Proposed Structure 22'-6"

**OWNER INFORMATION:**

Name G.D. BUILDERS INC  
 Address 3183 B&E Rd  
 City / State / Zip G.S. 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 241-4275

**\*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 30 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).

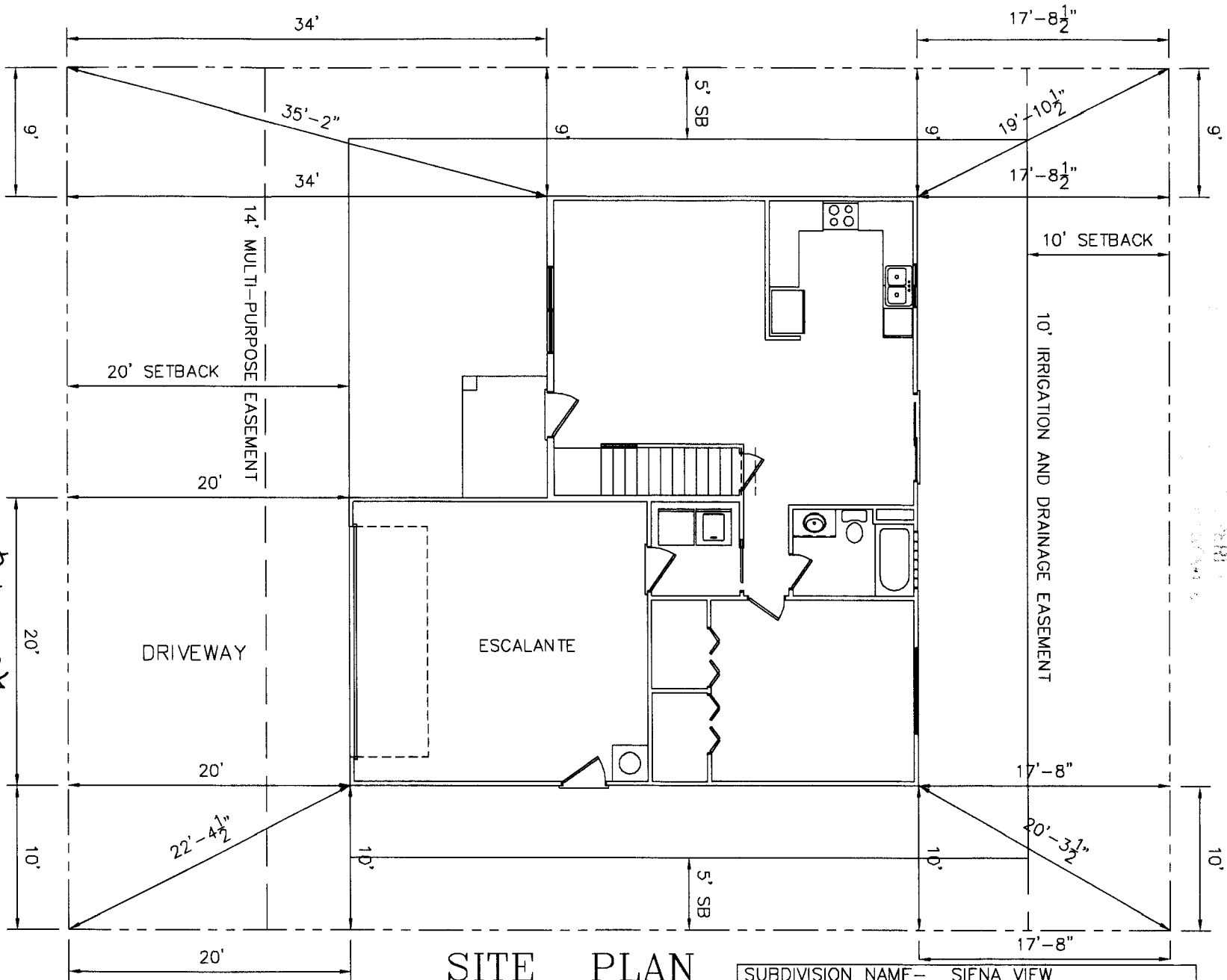
Applicant Signature \_\_\_\_\_ Date 9/24/07  
 Department Approval PH Gayle Henderson Date 9-24-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20640</u>
Utility Accounting	<u>Calvin Kanauer</u>		Date <u>9-24-07</u>

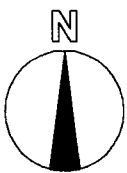
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SAN JUAN STREET

Drive ON



**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-	2
BLOCK NUMBER-	1
LOT SQ. FT.-	4661 SF
ADDRESS-	446 SAN JUAN STREET
COUNTY-	MESA
CITY-	GRAND JUNCTION

9-24-07  
 PH Heather Henderson  
 ALL WORKS MUST BE PERMITTED AND PLANNING DEPARTMENT APPROVED