

FEE \$	000
TCP \$	1589.00
SIF \$	4110.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

*FEES FROM 2784
 Helena transfer to
 of this clearance at
 Helena project
 NEVER
 Done
 TB*

12-24-07

Building Address 302 Carriage Hills
 Parcel No. 2945-244-45-022
 Subdivision Carriage Hills Sub
 Filing 1 Block 1 Lot 22

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1 Sq. Ft. Proposed 1369
 Sq. Ft. of Lot / Parcel 6015
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2477
 Height of Proposed Structure _____

OWNER INFORMATION:

Name B+G Excavation & Concrete
 Address 2482 Commerce Blvd
 City / State / Zip Grand Jct Co, 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Lawrence Balevico
 Address 3131 B Rd.
 City / State / Zip Grand Junction Co 81503
 Telephone (970) 234-2052

***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-P</u>	Maximum coverage of lot by structures <u>75%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
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 Lawrence Balevico Date 5/1/08

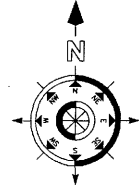
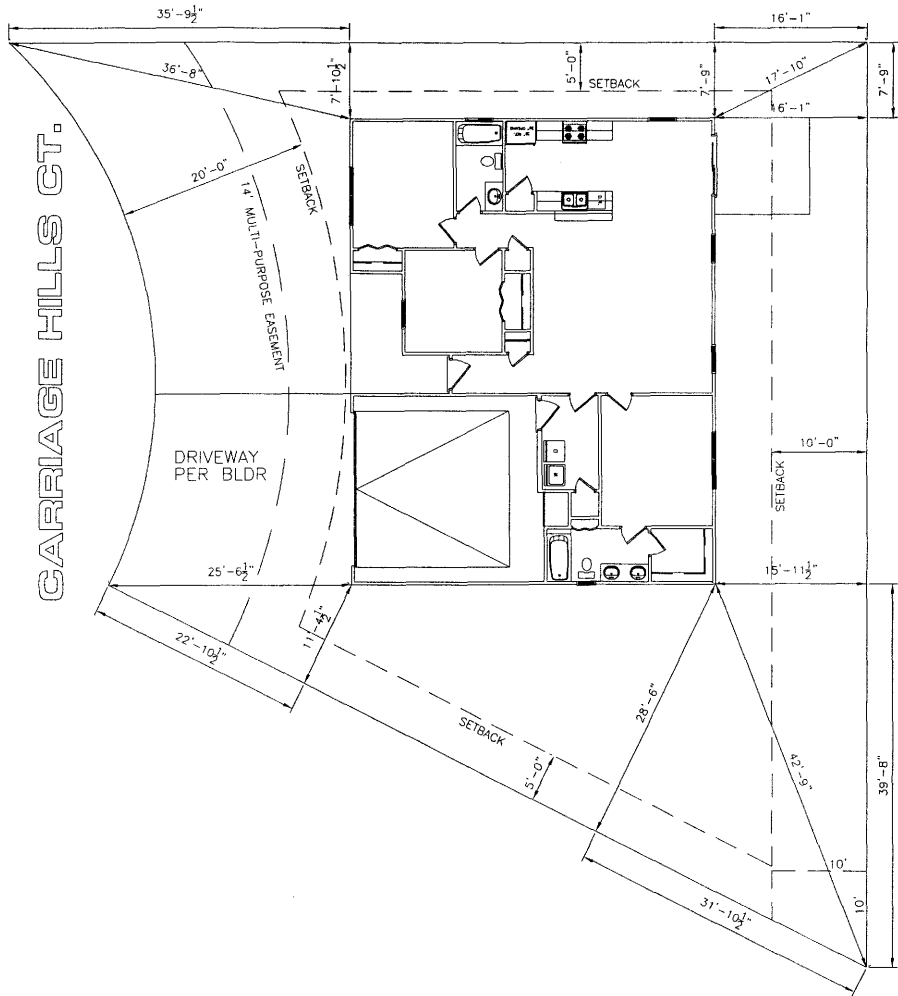
Department Approval [Signature] Date 5/2/08

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21009

Utility Accounting [Signature] Date 5/2/08

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)

ACCEPTED *5/2/18*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

SITE PLAN INFORMATION	
SUBDIVISION NAME	CARRIAGE HILLS
FILING NUMBER	N/A
LOT NUMBER	22
BLOCK NUMBER	2
STREET ADDRESS	? CARRIAGE HILLS COURT
COUNTY	MESA
GARAGE SQ. FT.	409 SF
COVERED ENTRY SQ. FT.	89 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1369 SF
LOT SIZE	6015 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SCALE: 1"=20'-0"