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

BLDG PERMIT NO. _____

Building Address 480 Esccondido Cir
 Parcel No. 2947-233-26-001
 Subdivision Desert Hills Estates
 Filing 1 Block 4 Lot 1

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3978 Sq. Ft. Proposed 800
 Sq. Ft. of Lot / Parcel 1.034 Ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6000
 Height of Proposed Structure 0

OWNER INFORMATION:

Name Roy & Susan Erb
 Address 480 Esccondido Cir
 City / State / Zip Grand Jct. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 20x40 inground pool

APPLICANT INFORMATION:

Name Watermark Spas & Pools
 Address 2491 Hwy 6 E 50
 City / State / Zip Grand Junction CO
 Telephone 241 4133

***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>PD</u>	Maximum coverage of lot by structures <u>2</u>		
SETBACKS: Front 25 from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side 15 ³⁰ from PL Rear 15 ³⁰ 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).

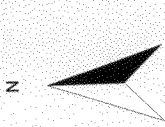
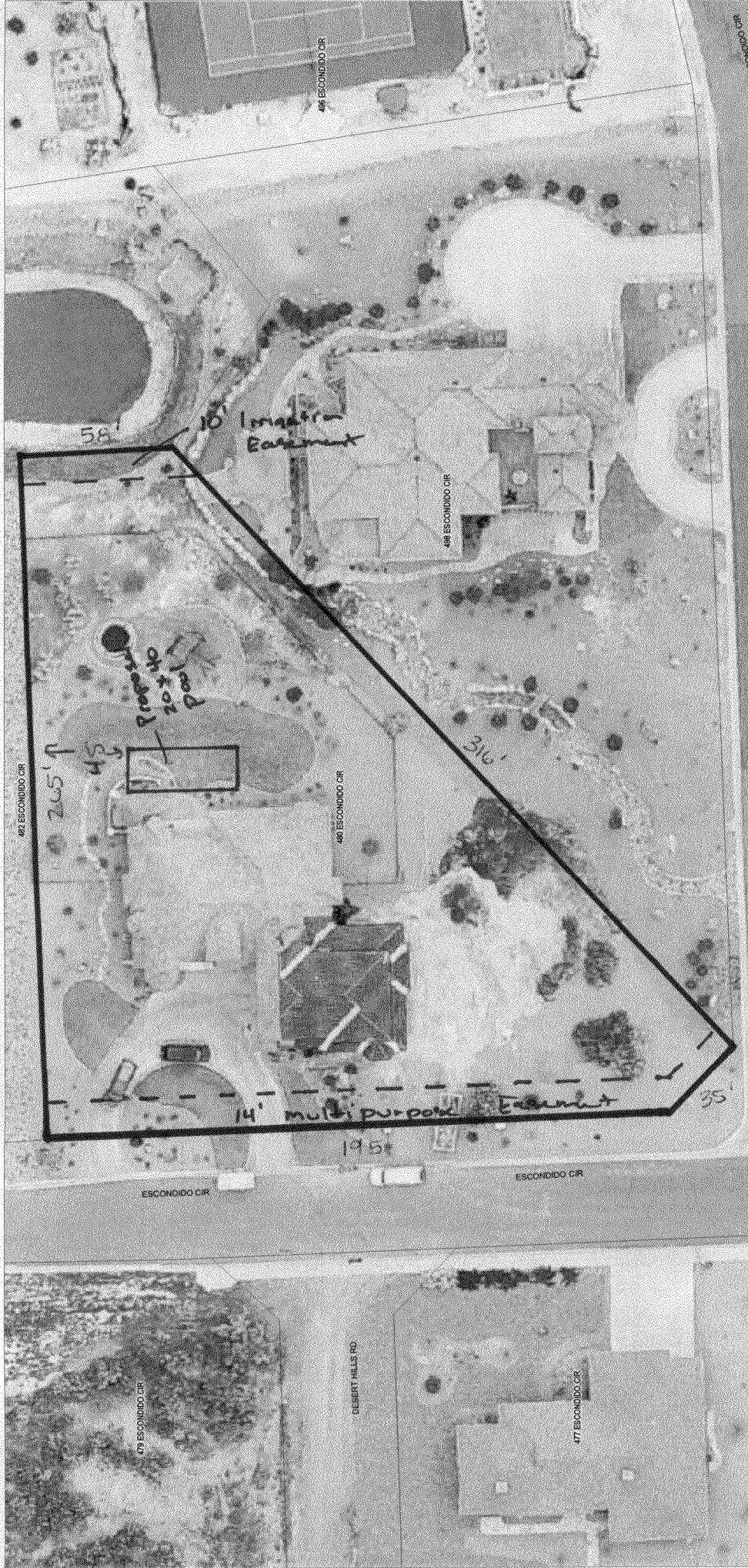
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6-26-08

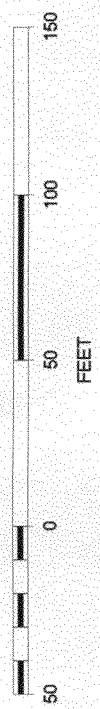
Department Approval [Signature] Date 6/26/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>6/26/08</u>		

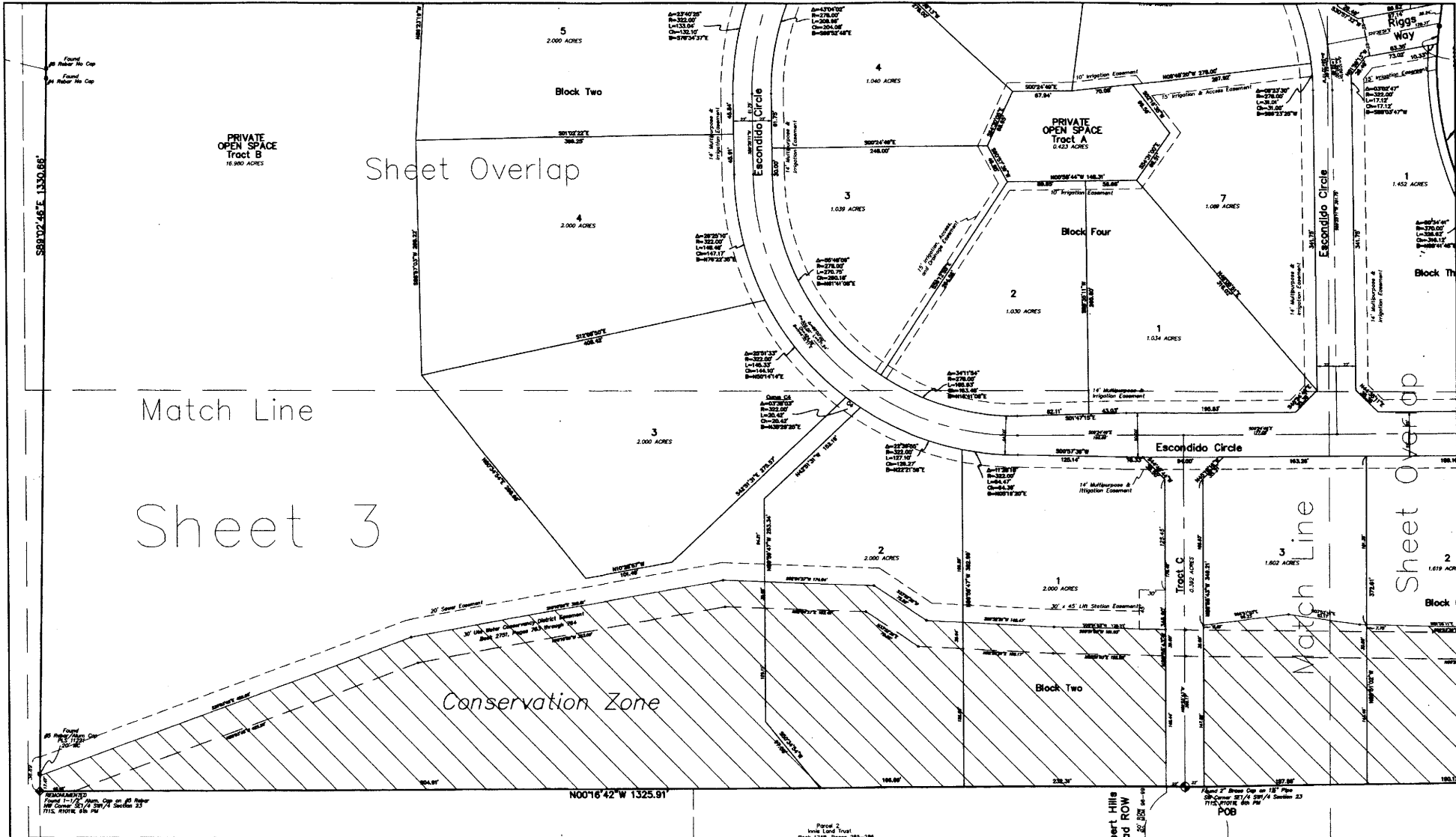
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SCALE 1 : 680



dh 6/28/08
ACCEPTED
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.



Sheet Overlap

Match Line

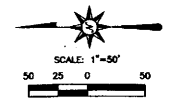
Sheet 3

REMARKS:
 Found 1" Iron Cap on 18" Pipe
 111' S 17° 11' 11" W 111.17' ±
 111' S 17° 11' 11" W 111.17' ±

Jul R and Wilhem M. Naran
 Book 2004, Pages 644-645

Parcel 2
 Iowa Land Trust
 Book 1748, Pages 245-248

Found 2" Brass Cap on 18" Pipe
 S 17° 11' 11" W 111.17' ±
 111' S 17° 11' 11" W 111.17' ±



AREA SUMMARY

LOTS	= 31.812 Acres	55.68%
TRACTS A-C	= 21.080 Acres	36.74%
Desert H.C.Z.W.	= 4.542 Acres	7.58%
TOTAL	= 57.314 Acres	100.00%

- LEGEND**
- ◆ ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE.
 - FOUND REBAR, AS NOTED
 - ▨ CONSERVATION ZONE (See C.C.B.R.'s for additional restrictions on uses and development within designated conservation zone areas)
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Desert Hills Estates Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified: 3/27/2006 P.R.G.



DESERT HILLS ESTATES SUBDIVISION

IN SECTION 23 AND SECTION 26, T11S R10W, 6th PM MESA COUNTY, COLORADO

LANDesign

DESIGNERS • SURVEYORS • PLANNERS
 200 GRAND AVENUE
 GRAND JUNCTION, COLORADO 81501 (970) 245-2089

PROJ. NO. 09117	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: MARCH 2006	LED	RSK		3	4

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH ALL LOCAL ORDINANCES AND ANY OTHER APPLICABLE LAWS. THIS SURVEY IS NOT A GUARANTEE OF ACCURACY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.