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TCP \$	/
SIF \$	/

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 491 Escondido Cir
 Parcel No. 2447-233-25-007
 Subdivision Desert Hills Estates
 Filing _____ Block 2 Lot 7

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2316
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 12' 6.9%

OWNER INFORMATION:

Name Grant James
 Address 491 Escondido Cir
 City / State / Zip ES CO

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel
 Addition Master Bedroom / Exercise
 Other (please specify): _____

APPLICANT INFORMATION:

Name Mountaint Homes
 Address 2524 West Division
 City / State / Zip ES CO 81505
 Telephone 263-4022 / 261-7446

*TYPE OF HOME PROPOSED:
 Site Built
 Manufactured Home (HUD)
 Manufactured Home (UBC) room
 Other (please specify): _____

NOTES: Addition
~~_____~~

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 PLANNING STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>25%</u>
SETBACKS: Front <u>30'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>30'</u> from PL Rear <u>30'</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>32'</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

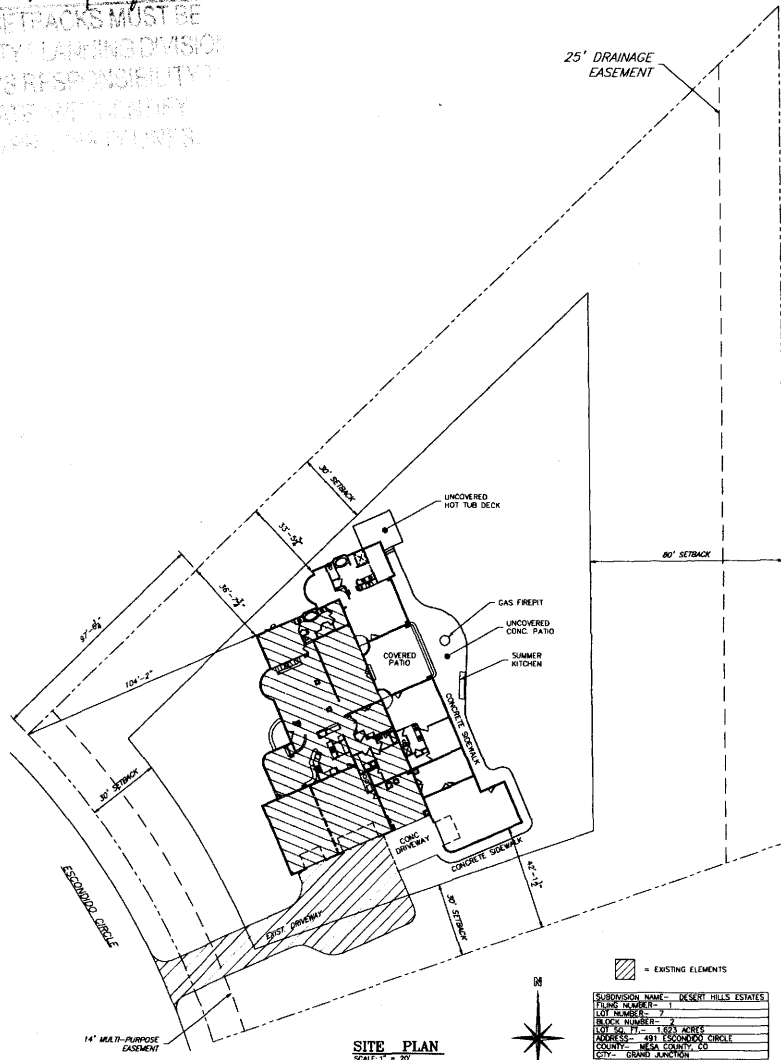
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10/9/08
 Planning Approval [Signature] Date 10/9/08

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>10/15/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Wendy Spier*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 VERIFY THE LOCATION OF ALL EASEMENTS AND
 EASEMENTS TO ADJACENT PARCELS.



SITE PLAN
 SCALE: 1" = 20'



▨ = EXISTING ELEMENTS

SUBDIVISION NAME	DESERT HILLS ESTATES
PLAT NUMBER	
LOT NUMBER	
TRAC NUMBER	
LOT AREA	1.00 ACRES
ADDRESS	491 ESCONDIDO CIRCLE
CITY	MESA COUNTY, CO
CITY	GRAND JUNCTION

NOTE:
 HIDDEN CANYON DRAFTING AND DESIGN
 COPIED THE LOCATION OF THE HOUSE
 OFF ANOTHER SET OF PLANS -
 BUILDER/OWNER TO VERIFY LOCATION
 OF EXISTING HOUSE ON LOT

LIABILITY DISCLAIMER
 It is the responsibility of
 client/representative of client
 to verify all information on
 the attached plans.

GENERAL CONTRACTOR NOTE
 FOR THE PURPOSES OF THESE PLANS, "G.C." (GENERAL CONTRACTOR), AS REFERRED TO IN PLANS, SHALL ENCOMPASS THE GENERAL CONTRACTOR, OWNER AND ANY OTHER PERSON(S) IN CHARGE OF THE MANAGEMENT OF THE PLANNING AND BUILDING PROCESS OF THIS PROJECT. THE SCOPE OF LABOR, CONSTRUCTION ELEMENT INCLUSIONS, AND WORKING RELATIONSHIP OF THESE PERSONS IS PER THEIR AGREEMENT.

LIABILITY DISCLAIMER
 These plans have been prepared under the supervision of the client, or a representative of the client, that initiated the project containing the attached plans and documentation with the drafting or project coordination agency. It is the responsibility of the client/representative of client to verify all information on the attached plans and the necessity of any other information required by local code and governing bodies. Anything questionable, or any discrepancies, found in plans or on site should be brought to the attention of the person(s) in charge of construction and Hidden Canyon Drafting and Design LLC.

Hidden Canyon Drafting and Design LLC
 781 Horizon Court, Suite 206
 Grand Junction, CO 81506
 Office: 970-242-8400
 Cell: 970-242-3413
 Fax: 970-242-3413
 Email: karch@hiddencanyon.com

MONUMENT
 PHONE: (970) 283-4022

491 ESCONDIDO CIR. ADDITION
 DESERT HILLS ESTATES SUBDIVISION - LOT 7, BLOCK 2
 CITY OF GRAND JUNCTION
 MESA COUNTY, CO

REVISION INFORMATION
 DRAWING NUMBER: FINAL DRAWINGS
 PRINT DATE: 09/26/2008
 DWGWR: KRL
 REVISION OVERVIEW:

MANAGEMENT INFORMATION
 PROJECT #: 13.50.20-0807_01
 PROJECT NAME: 491 ESCONDIDO CIR. ADDITION
 DRAWING SUPERVISOR: KRL
 PROJECT START DATE: 07/18/2008
 PLG INFO: SHEET CONTENTS

SITE PLAN

SHEET NUMBER
AS1.1