

FEE \$	10 ⁰⁰
TCP \$	N/A
SIF \$	N/A

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

BLDG PERMIT NO. _____

Building Address 2623 F 1/2 Rd
 Parcel No. 7945 - 023 - 00 - 006
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2560
 Sq. Ft. of Lot / Parcel 43423 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5397 sq ft
 Height of Proposed Structure 19'11"

OWNER INFORMATION:

Name ROBERT SLAVEN
 Address 548 Tiara Drive
 City / State / Zip GS CO 81507

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name TOFT CONSTRUCTION INC
 Address 868 HAVEN CREST CT
 City / State / Zip GS CO 81506
 Telephone 216 - 0676

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: rebuilding house

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-1</u>	Maximum coverage of lot by structures <u>20% D</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15/3</u> from PL Rear <u>30/10</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval <u>WS</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 [Signature] Date 8/12/08
 Department Approval WS Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Septic approval from DCHD see attach</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/13/08</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)



Permit Number

013241

Application Number

08-030

Individual Sewage Disposal System

Permit

DATE: 02/27/2008

Tax Schedule #

2945-023-00-006

Standard Design

RPE Design

Terra Lift

Construction Address

2623 F 1/2 Road

City

Grand Junction

State

CO

Zip

81505

Subdivision

Lot

Block

Filing

Parcel Size

Owners Name

Owners Address

City

State

Zip

Robert & Jean Slaven

548 Tiara Drive

Grand Junction

CO

81503

Applicant same

Address

Installer Name

Kelley Construction

RPE Design by

Form with checkboxes for New, Modification, Tank Only, Year Round, Public, Well, Cistern, Spring, Surface, Alteration, Relocation, etc.

Single Family

Multi-Family

Commercial

Form with checkboxes for Frame/Manufactured, Mobile Home, Washer, Disposal, Basement Plumbing, etc.

Form with sections for Type of system (soil absorptive, Trench Layout, Bed Layout, Graveless System) and various measurements.

COMMENTS

Install either gravel trench system using 3 trenches 2 ft wide by 89 ft long or Quick4 Infiltrator system using 54 total units in 3 trenches each with 18 units. Separate trenches either system by at least 6 feet undisturbed soil.

For gravel system, use 3 ft of gravel, total about 60 c.y. Use 1000 gallon tank, if plastic check with MCHD to verify approval to use in county per Regulations.

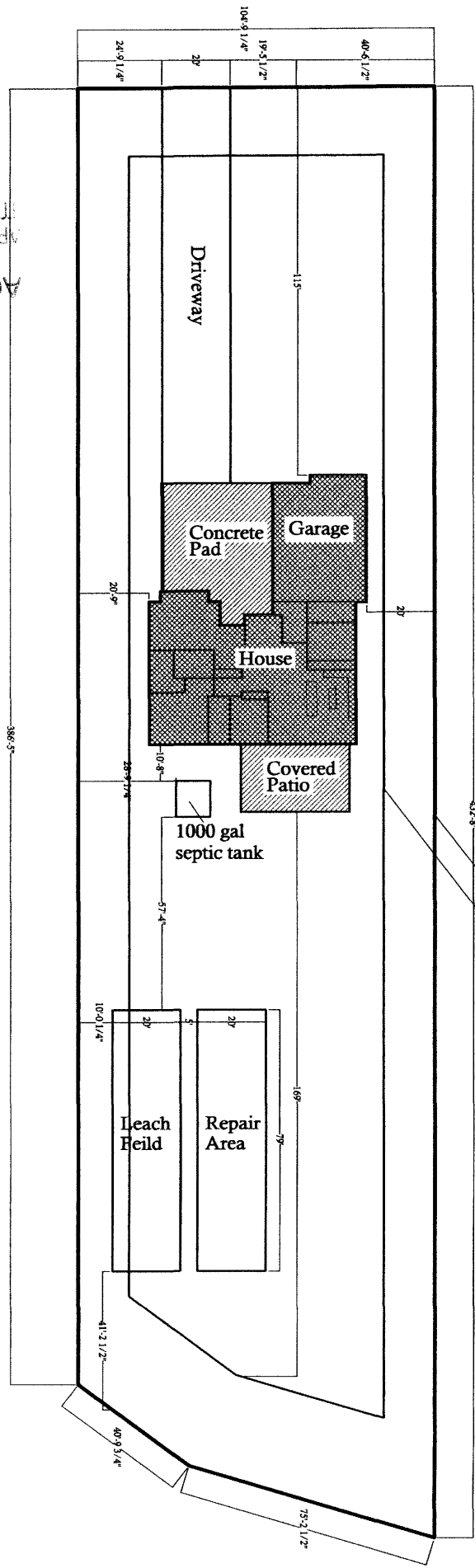
Maintain minimum setback distances in accordance with Mesa County ISDS Regulations. Call Dean Goebel, MCHD 254-4143, for Final Inspection prior to backfilling any ISDS piping or other component.

This permit is issued with the understanding that the sewage disposal system will be located and constructed in accordance with Regulations of the State of Colorado and the Mesa County Health Department. THIS PERMIT IS VALID FOR 1 (ONE) YEAR and must be available to Health Department Representatives upon request during construction. NO REFUNDS WILL BE GIVEN AFTER 1 (ONE) YEAR OF THE DATE OF PAYMENT.

Table with 2 columns: Issued By, Date Issued, Inspected By, Final Inspection

Table with 2 columns: Perc Fee, Permit Fee

F1/2



ACCEPTED *W.S. [Signature]*
 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.

8/14/03

Owner:
 Robert Slaven
 2623 F-1/2 Road
 Grand Junction, Co 81506
 2945-023-00-006

Builder:
 Toft Construction, Inc.
 868 Haven Crest Ct.
 Grand Junction, Co 81506
 243-1351 / 216-0676

Lot Lines
 Set Backs