

FEE \$	10.00
TCP \$	3178.00
SIF \$	920.00

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

BLDG PERMIT NO. *

Existing Acct
 1106666-811954 Unit A

Building Address 1710 Laveta A+B
 Parcel No. 2945-233-04-013
 Subdivision ORCHARD MESA HTS.
 Filing _____ Block 10 Lot _____

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4,052
Garage + house
 Sq. Ft. of Lot / Parcel 10,500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3116 4052 w/ gravel drive
 Height of Proposed Structure _____ 38'0"

OWNER INFORMATION:

Name ARE, LLC
 Address P.O. Box 776303
 City / State / Zip STEAMBOAT SPRINGS, CO
80477

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name BASHAM ENTERPRISE, INC.
 Address 303 31 3/4 Rd.
 City / State / Zip GRAND JCT. CO 81503
 Telephone 970-431-3665 / 216-4411

***TYPE OF HOME PROPOSED:**

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

NOTES: NO easements on property per applicant.

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 20' 15' Santa Clara w/ alley load from property line (PL)
 Side 5 from PL Rear 10 from PL Permanent Foundation Required: YES NO
 Maximum Height of Structure(s) 35 Parking Requirement 2 off street per d.u.
 Voting District E Driveway Location Approval JAR Special Conditions will need separate fence permit, PAID
(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 4/22/08
 Department Approval JAR Pat Dunlop Date 4/18/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20988

Utility Accounting [Signature] Date 4/22/08

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)

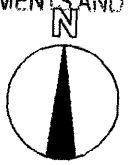
ACCEPTED *JAR* *Pat Decker* 4/16/08
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.

SITE INFORMATION	
ADDRESS-	1710 LAVETA STREET
COUNTY-	MESA
CITY-	GRAND JUNCTION
LOT AREA-	0.24 ACRES ±
SINGLE UNIT LIVING SQ. FT.-	1558 SF
SINGLE UNIT GARAGE SQ. FT.-	468 SF

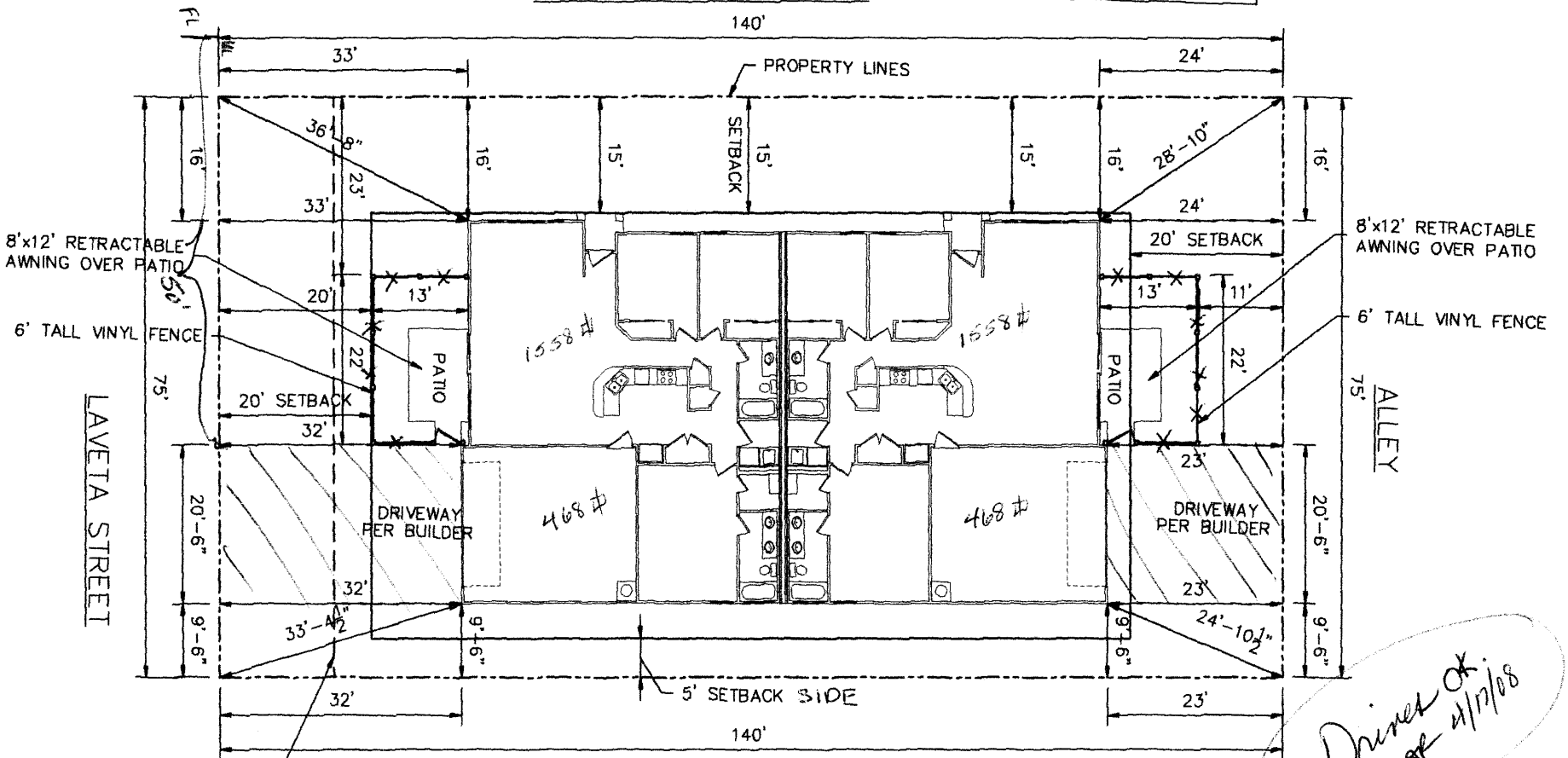
EASEMENT NOTE
 NO SITE EASEMENTS EXIST ON THIS LOT - ALL OF THE UTILITIES LIE IN THE ADJACENT ROADWAYS

LIABILITY DISCLAIMER
 IT IS THE RESPONSIBILITY OF THE APPLICANT'S REPRESENTATIVE TO VERIFY ALL INFORMATION ON EASEMENTS AND PROPERTY LINES.

DIMENSION NOTE
 DIMENSIONS ARE TO OUTSIDE OF STUDS



SANTA CLARA AVENUE



EAST 15' OF VACATED LAVETA STREET

SITE PLAN
 SCALE: 1" = 20'

Drives OK
JAR 4/17/08