

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 2859 MASON DR
 Parcel No. 2943-191-39-004
 Subdivision WHITE WILLOWS
 Filing 2 Block 5 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed LIVING 1777
 Sq. Ft. of Lot / Parcel 8593
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3502
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name GRAND MESA HOMES INC.
 Address PO BOX 1373
 City / State / Zip GRAND JUNCTION CO 81502

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

APPLICANT INFORMATION:

Name GRAND MESA HOMES INC.
 Address P.O. BOX 1373
 City / State / Zip GRAND JCT CO 81502
 Telephone JAKE - Cell 234-2415

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

NOTES: _____

PAID
 JAN 21 2008

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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>ACC approval required - Engineered Foundations Req'd</u>
Voting District <u>E</u> Driveway Location Approval <u>JH</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 Jake Jacobson - Grand Mesa Homes Inc -Date 1/16/08
 Department Approval JH Pat Dunlap Date 1/21/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20850</u>
Utility Accounting <u>T Benseley</u>	Date <u>1/21/08</u>

85'

GRAND MESA HOMES INC.
PO BOX 1373
GRAND JCT CO 81502
JAKE - 234-2415

10' EASEMENT

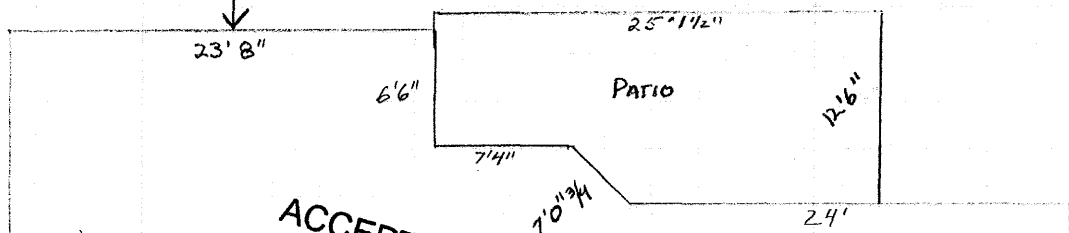
31' 1"

101.09'

56.09

101.09

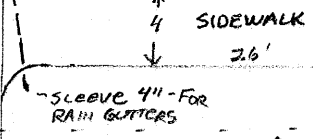
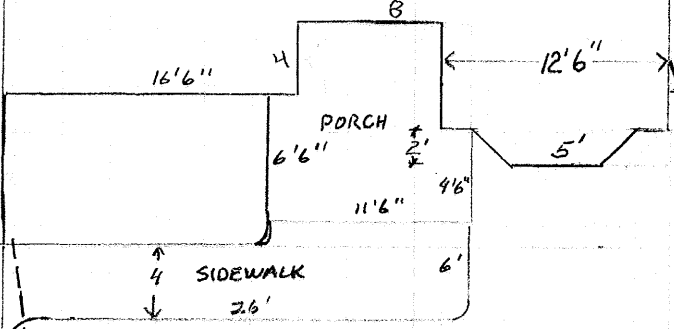
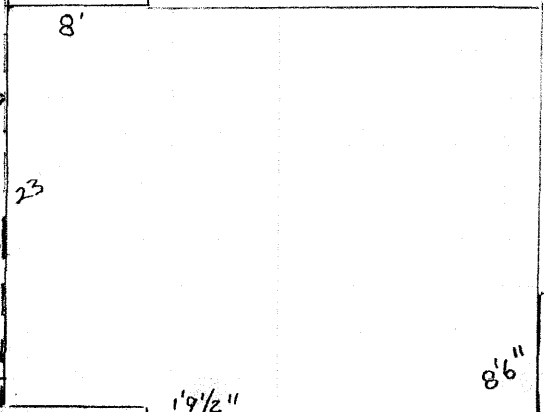
ACCEPTED BY *Patt O'Leary 11/1/08*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



10'

7'

SCALE
3/32" = 1'



14' EASEMENT

DRIVEWAY

85'

MAIL BOX

Driveway OK
2859 MASON DRIVE WHITE WILLOWS SUBDIVISION
Lot 4 BLOCK 5 FILING 2