

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

Building Address 281 W. Parkview Dr
 Parcel No. 2945-252-22-14
 Subdivision Parkview
 Filing _____ Block 3 Lot 14

No. of Existing Bldgs 23 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1622 Sq. Ft. Proposed 99
 Sq. Ft. of Lot / Parcel 8755.56
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1721 ^{19%}
 Height of Proposed Structure 25 ft

OWNER INFORMATION:

Name Arthur & Eva McGEE
 Address 281 W. Parkview Dr
 City / State / Zip GJ CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Covenant Construction
 Address 3666 G 7/10 Road
 City / State / Zip Palisade CO 81526
 Telephone 970 464 1242

***TYPE OF HOME PROPOSED:**

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

NOTES: Master bath & closet 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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement _____
 Voting District _____ Driveway Location Approval EB Special Conditions _____
 (Engineer's Initials)

PAID DEC 08 2008

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 David West - PWS Date 12/2/2008
 Planning Approval Pat Dunlap Date 12/3/08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>CBensley</u>	Date <u>12/18/08</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)

Project address:

ART & EVA McGEHEE

281 W. Parkview Dr

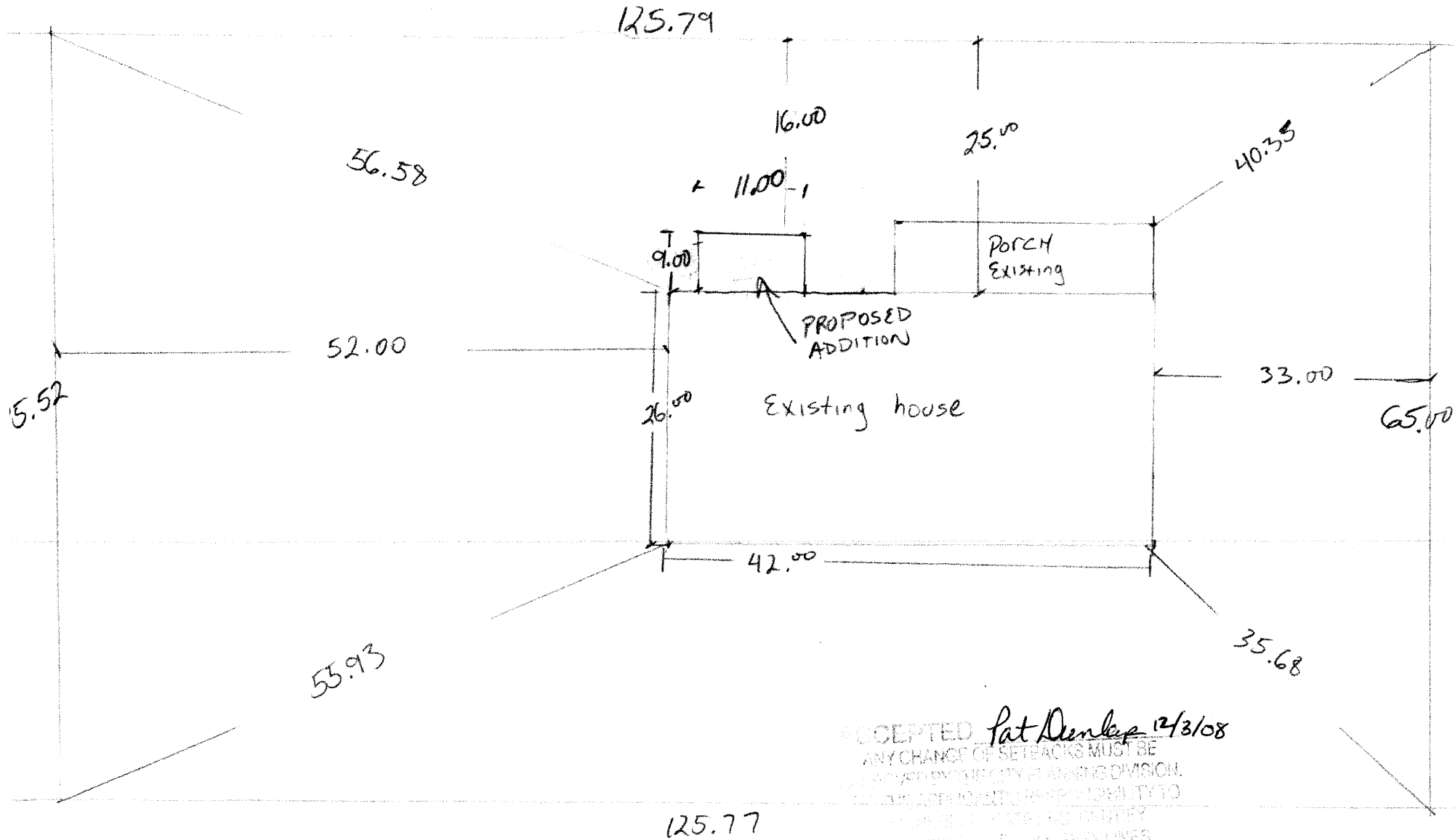
Grand Jct CO 81503

Parcel # 2945-252-22-~~17~~⁰¹⁴

MASTER Bathroom; Closet ADDITION

15' x 5 1/2'

NOT TO SCALE

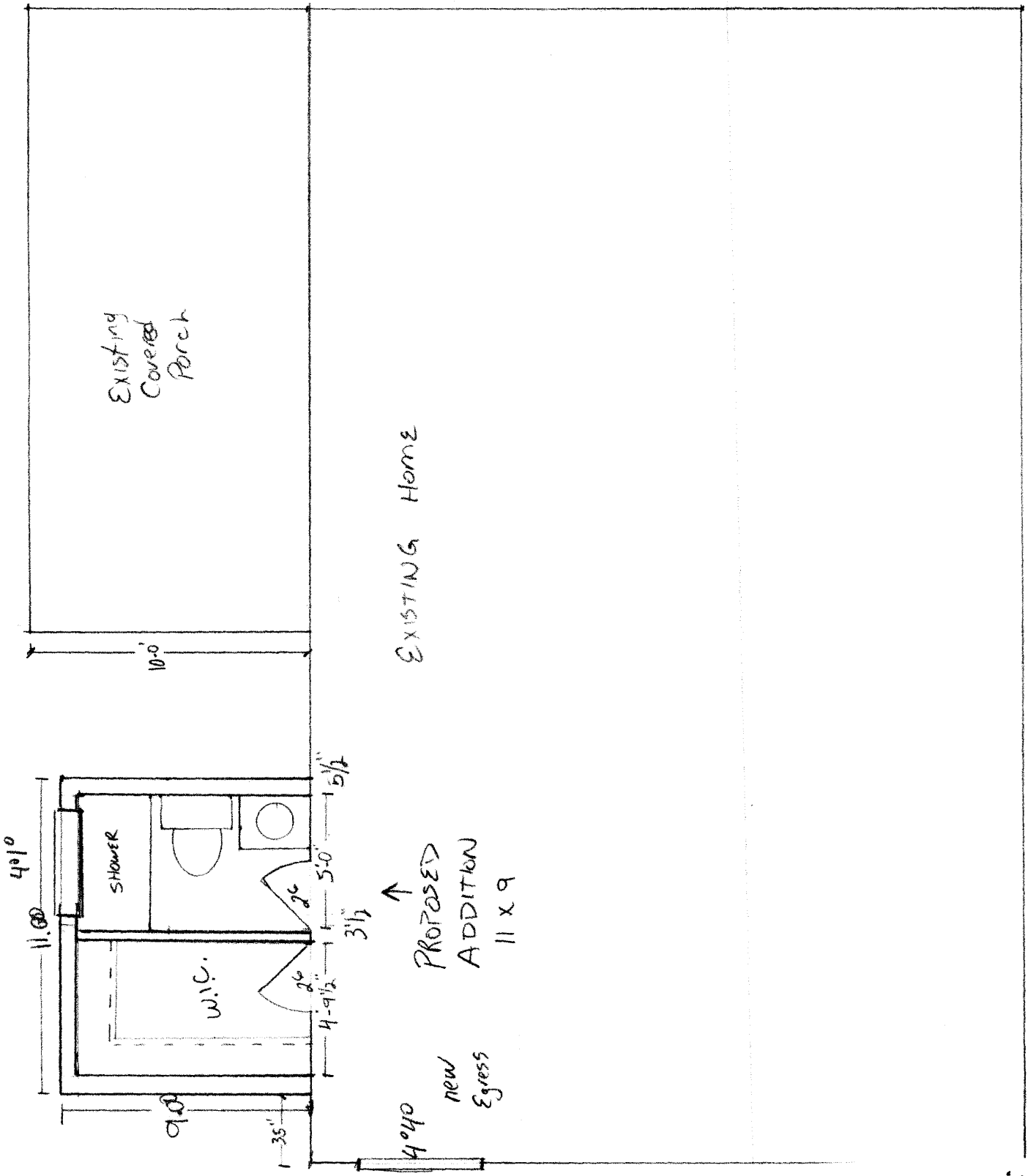


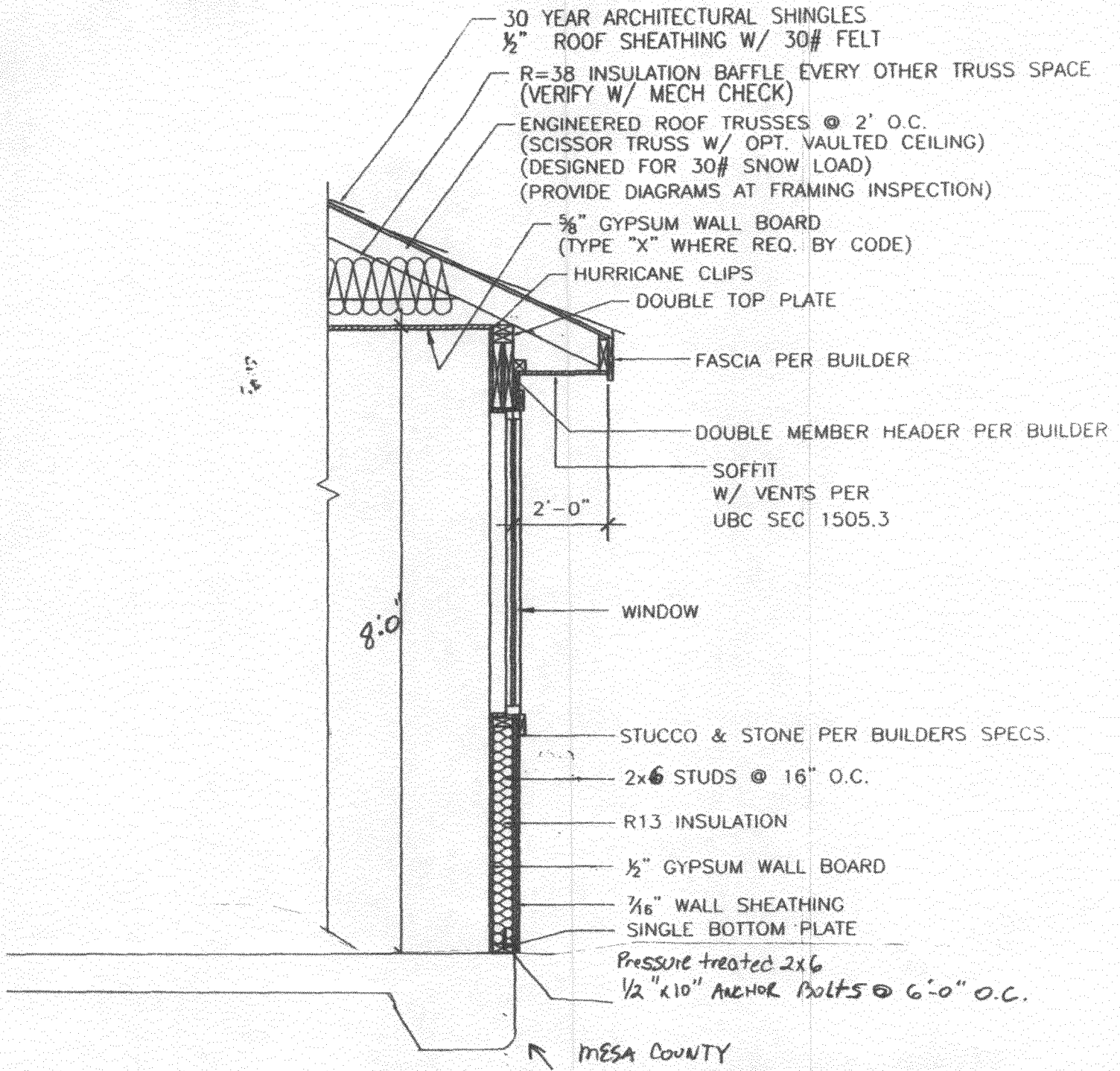
ACCEPTED Pat Denver 12/3/08
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
THE APPLICANT ACCEPTS RESPONSIBILITY TO
OBTAIN ALL NECESSARY PERMITS
AND TO COMPLY WITH ALL CITY ORDINANCES AND REGULATIONS.

PROJECT:
 MASTER BATH + CLOSET ADD
 MCGEE, ART & EVA
 281 W. PARKVIEW DRIVE
 GRAND JET CO 81503
 9945-252-22-1014

Dan Scott 970 640 0620

3666 G 7/10 Rd, Palisade, CO 81526
 Covenant Construction
 Real Estate Development Group





30 YEAR ARCHITECTURAL SHINGLES
 1/2" ROOF SHEATHING W/ 30# FELT
 R=38 INSULATION BAFFLE EVERY OTHER TRUSS SPACE
 (VERIFY W/ MECH CHECK)
 ENGINEERED ROOF TRUSSES @ 2' O.C.
 (SCISSOR TRUSS W/ OPT. VAULTED CEILING)
 (DESIGNED FOR 30# SNOW LOAD)
 (PROVIDE DIAGRAMS AT FRAMING INSPECTION)

5/8" GYPSUM WALL BOARD
 (TYPE "X" WHERE REQ. BY CODE)

HURRICANE CLIPS
 DOUBLE TOP PLATE

FASCIA PER BUILDER

DOUBLE MEMBER HEADER PER BUILDER

SOFFIT
 W/ VENTS PER
 UBC SEC 1505.3

WINDOW

STUCCO & STONE PER BUILDERS SPECS.

2x6 STUDS @ 16" O.C.

R13 INSULATION

1/2" GYPSUM WALL BOARD

3/16" WALL SHEATHING

SINGLE BOTTOM PLATE

Pressure treated 2x6
 1/2" x 10" ANCHOR BOLTS @ 6'-0" O.C.

MESA COUNTY

Mono Specs

NOTE:
 UNDISTURBED SOIL OR
 PROPER COMPACTION
 UNDER FOOTING

Covenant Construction
 & Development, INC
 3666 G 710 Road
 Palisade CO 81526
 Dan Scott 970 640 0620

PROJECT: MASTER BATHROOM + CLOSET ADD
 ART & EVA MCGEE
 281 W. Parkview Dr
 Grand Jct CO 81503
 2945-252-22-# 014