

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	460 ⁻

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

BLDG PERMIT NO. _____

N

Building Address 437 SAN JUAN ST. No. of Existing Bldgs 0 No. Proposed ONE
 Parcel No. 2943 173 47 007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1232
 Subdivision SIENA VIEW Sq. Ft. of Lot / Parcel 4660 ^{GAR.} 482
 Filing 1 Block 2 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2160 ^s 4670
 Height of Proposed Structure 15 FT.

OWNER INFORMATION:

Name G.D. BUILDERS INC.
 Address 3183 B&K RD.
 City / State / Zip G.J. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address SAME
 City / State / Zip _____
 Telephone 261 4275

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>C</u>	Driveway Location Approval <u>PD</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).

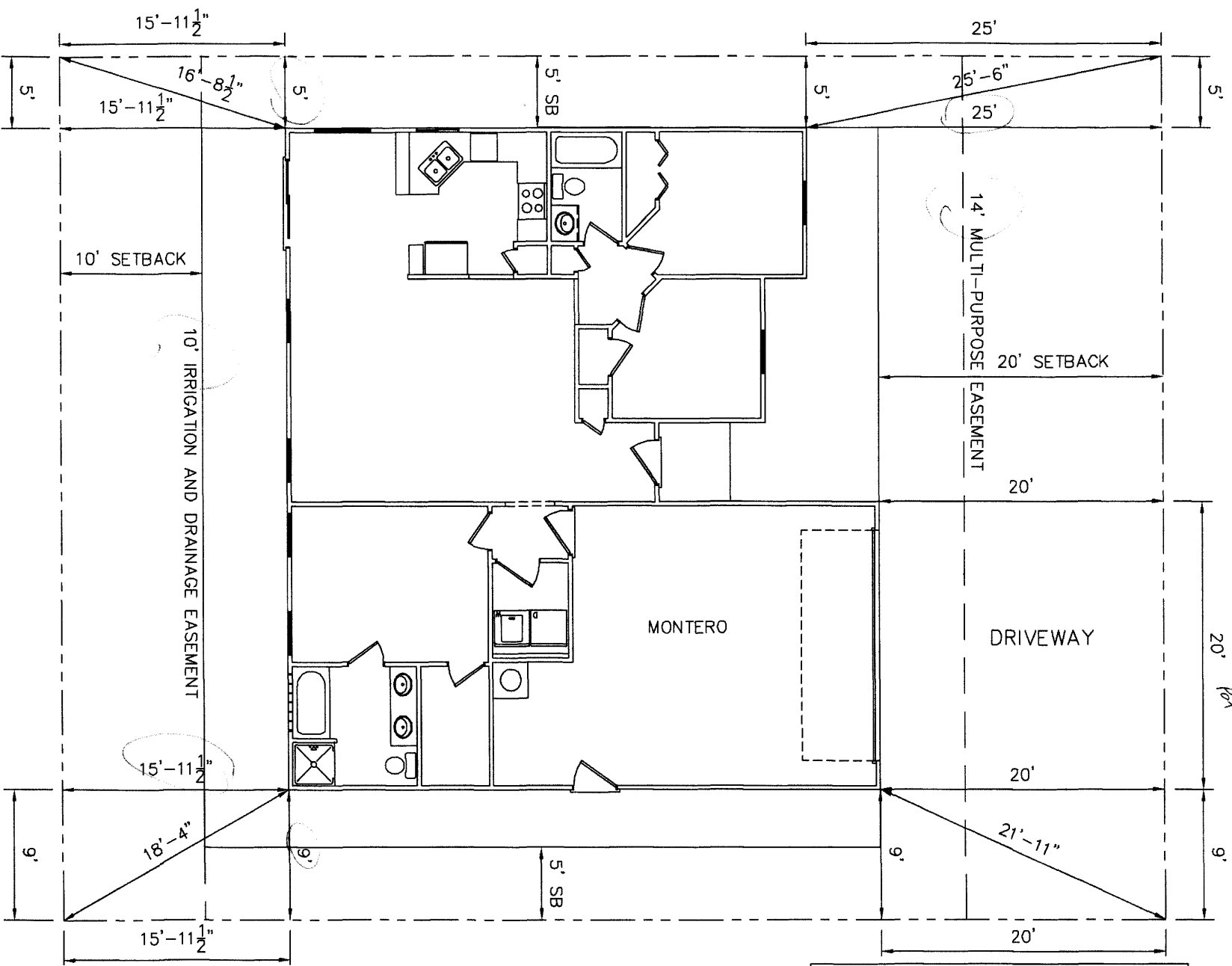
Applicant Signature [Signature] Date 2/21/08
 Department Approval PD Judith A. [Signature] Date 2/25

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20913</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/4/08</u>		

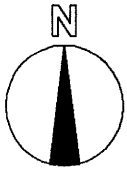
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SAN JUAN STREET

ACCEPTED PD *Trish A. ...*
 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.



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



SITE PLAN

SCALE: 1" = 10'

SUBDIVISION NAME-	SIENA VIEW
FILING NUMBER-	1
LOT NUMBER-	7
BLOCK NUMBER-	2
LOT SQ. FT.-	4677 SF
ADDRESS-	437 SAN JUAN STREET
COUNTY-	MESA
CITY-	GRAND JUNCTION

*Dr. Ve ...
 Feb 21/2008*