

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

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

BLDG PERMIT NO. _____

Building Address 448 SAN JUAN
 Parcel No. 2943 173 46 001
 Subdivision SIENA VIEW
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed ONE
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1232
 Sq. Ft. of Lot / Parcel 4965 GAR. 482
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2160 43%
 Height of Proposed Structure 15

OWNER INFORMATION:

Name G.D. BUILDERS INC.
 Address 3183 BIRD
 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 SAN JUAN
 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 <u>X</u> NO _____
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 <u>edge of driveway must be 50' from flow line</u>
Voting District <u>C</u>	Driveway Location Approval <u>PD</u> per note on site plan (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).

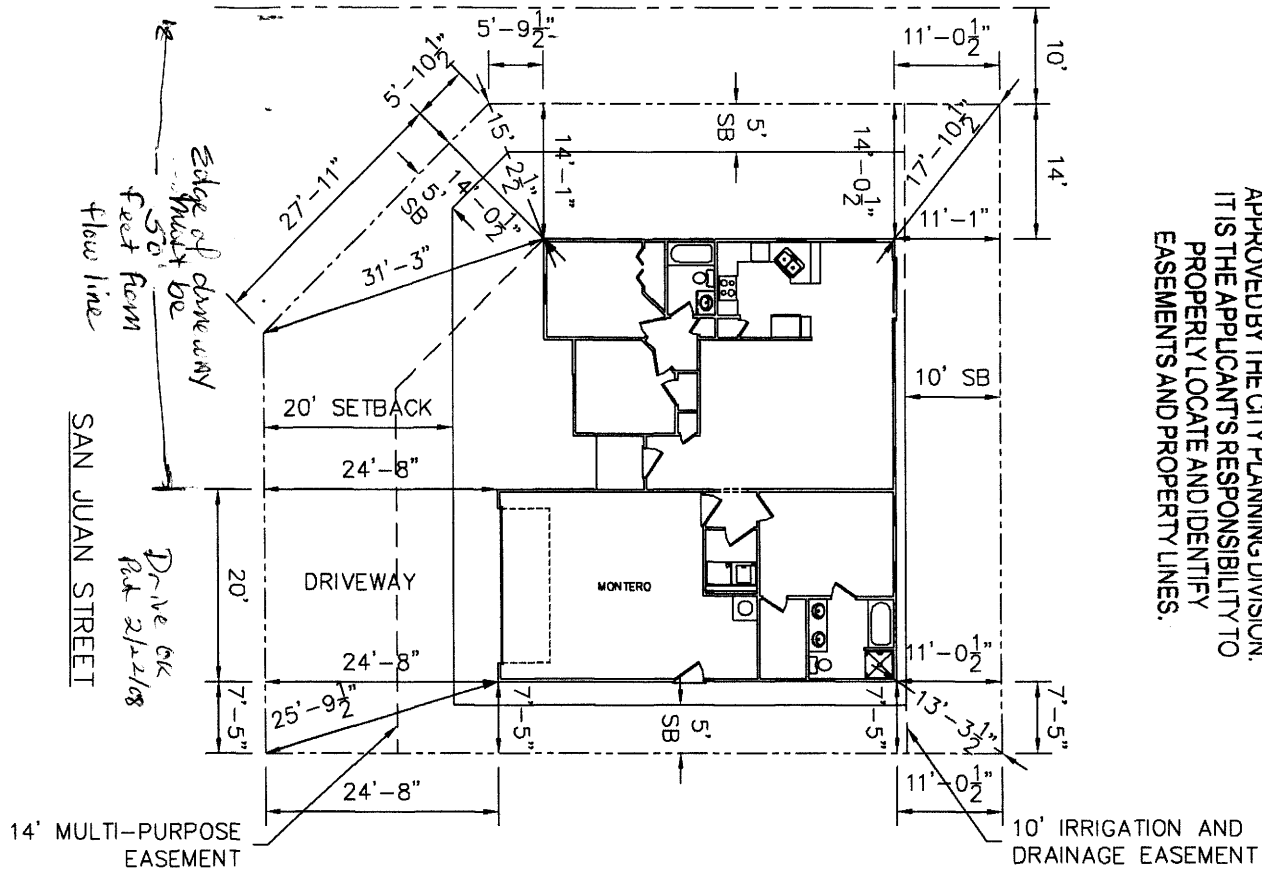
Applicant Signature [Signature] Date 2/21/08
 Department Approval PD Date _____

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>PD CGVSD</u>
Utility Accounting <u>C. Bousley</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)

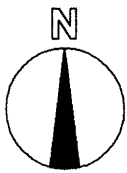
D 1/2 ROAD

MESA COUNTY ROAD PETITION



ACCEPTED *PD Justin A. Pava*
 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" = 20'

SUBDIVISION NAME-	SIENA VIEW
FILING NUMBER-	1
LOT NUMBER-	1
BLOCK NUMBER-	1
LOT SQ. FT.-	4960 SF
ADDRESS-	448 SAN JUAN STREET
COUNTY-	MESA
CITY-	GRAND JUNCTION