

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 430 3/4 ~~San~~ San Juan St. No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Parcel No. 2943-173-46-000 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision SIENA VIEW Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 21 Block TRACK A Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name SIENA VIEW LLC  
 Address 3183 B 1/2 Rd  
 City / State / Zip GJ CO. 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name G. DALTON  
 Address 3183 B 1/2 Rd  
 City / State / Zip GRAND JCT. CO. 81503  
 Telephone 7123975

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): pump house in Tract A

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 PLANNING STAFF			
ZONE <u>R-8</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side _____ from PL Rear <u>PAID</u> _____ from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) _____	Parking Requirement <u>pump house</u>		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	

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.

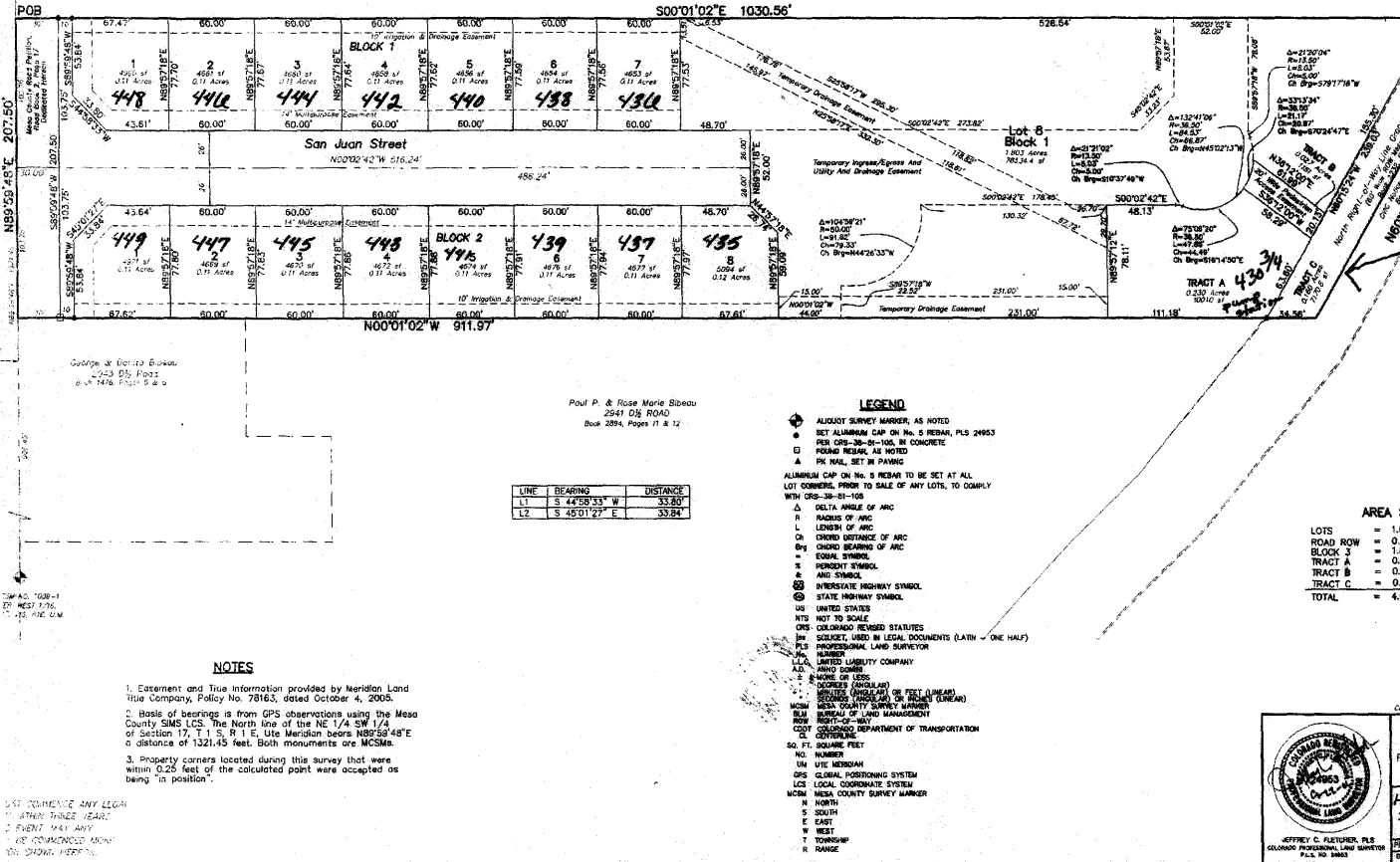
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/30/08  
 Planning Approval [Signature] Date 10-30-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>10/30/08</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)

Charles Hutchison  
 2940 DJ Road  
 Book 2762, Page 603



LINE	BEARING	DISTANCE
L1	S 44°59'55\"/>	

Paul P. & Rose Marie Scheu  
 2941 DJ ROAD  
 Book 2894, Pages 71 & 72

**LEGEND**

- ALREADY SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
- PER OPS-26-81-105, IN CONCRETE
- ROAD MARK, AS NOTED
- PK MARK, SET IN PAVING
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH OPS-26-81-105
- DELTA ANGLE OF ARC
- RADIUS OF ARC
- LENGTH OF ARC
- CHORD DISTANCE OF ARC
- CHORD BEARING OF ARC
- EQUAL SYMBOL
- PERMITS SYMBOL
- ARC SYMBOL
- INTERSTATE HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- UNITED STATES
- NOT TO SCALE
- OPRS: COLORADO REGISTERED SURVEYORS
- BY: SURVEYS USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS: PROFESSIONAL LAND SURVEYOR
- NO. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- ADD. ADDITIONAL
- ± MORE OR LESS
- ± SQUARE (ANGULAR)
- ± SQUARE (RECTANGULAR) OR FEET (LENGTH)
- ± SQUARE (RECTANGULAR) OR FEET (LENGTH)
- NO. MESA COUNTY SURVEY NUMBER
- BLM BUREAU OF LAND MANAGEMENT
- DOT COLORADO DEPARTMENT OF TRANSPORTATION
- CONTINUAL
- 50. FT. SQUARE FEET
- NO. NUMBER
- LINE LINE NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- LCS LOCAL COORDINATE SYSTEM
- NCDM NEBRASKA COUNTY SURVEY MARKER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE

**AREA SUI**

LOTS	=	1.635
ROAD ROW	=	0.772
BLOCK J	=	1.805
TRACT A	=	0.250
TRACT B	=	0.027
TRACT C	=	0.180
<b>TOTAL</b>	=	<b>4.627</b>

**NOTES**

- Easement and Title information provided by Meridian Land Title Company, Policy No. 78163, dated October 4, 2005.
- Basis of bearings is from GPS observations using the Mesa County SIMS LCS. The North line of the NE 1/4 SW 1/4 of Section 17, T 1 S, R 1 E. Ute Meridian bears N05°04'48\"/>

1. SET POLYMERIZE ANY LEAD  
 2. SET POLYMERIZE BEARS  
 3. SET POLYMERIZE BEARS  
 4. SET POLYMERIZE BEARS  
 5. SET POLYMERIZE BEARS



*pump house  
 in Tract A*

10-30-08  
 ACCEPTED  
 ANY CHANGE OF RE TRACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO DETERMINE THE APPROPRIATE EASEMENTS.

*Gaylen Henderson*