

YM

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 435 SAN JUAN
 Parcel No. 2943-173-47008
 Subdivision SIENA VIEW
 Filing 1 Block 2 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2275
 Sq. Ft. of Lot / Parcel 4940 5096
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2275
 Height of Proposed Structure 17 FT.

OWNER INFORMATION:

Name G.A. BUILDERS INC.
 Address 3183 BERLI
 City / State / Zip G.J. CO. 81903

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAMUZZ
 Address _____
 City / State / Zip _____
 Telephone 712-3975

***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 PLANNING STAFF

ZONE R8 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 2
 Voting District C Driveway Location Approval [Signature] Special Conditions _____
 (Engineer's Initials)

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.

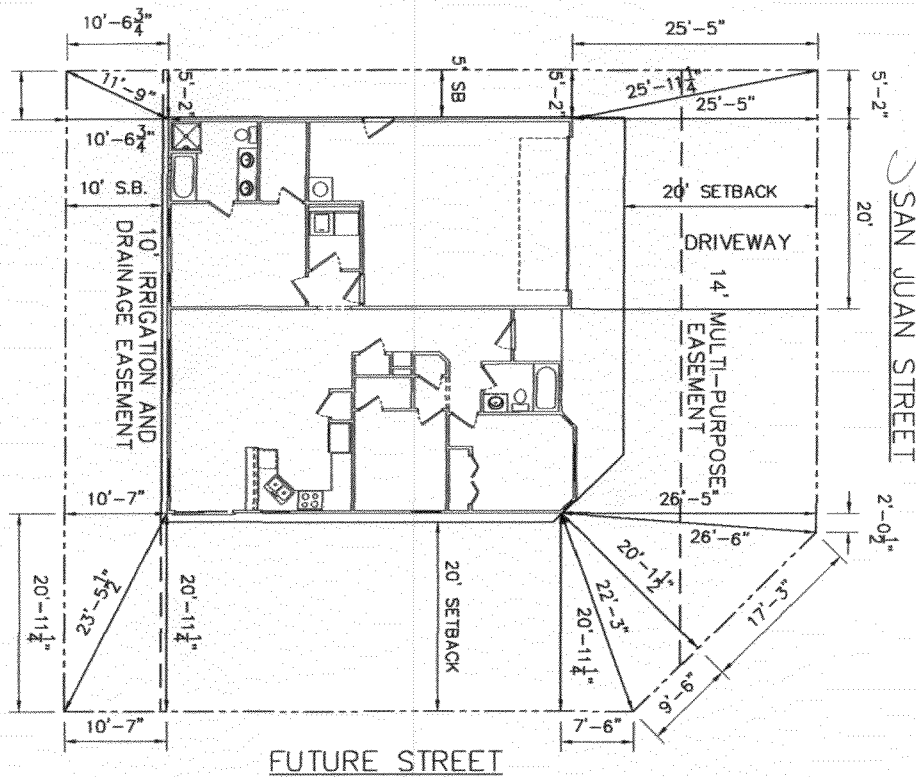
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5/27/09
 Planning Approval [Signature] Date 5/27/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21415</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/27/09</u>		

ACCEPTED
 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.

[Handwritten Signature]
 Reynolds



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



SUBDIVISION NAME-	SIENA VIEW
FILING NUMBER-	1
LOT NUMBER-	8
BLOCK NUMBER-	2
LOT SQ. FT.-	5094 SF
ADDRESS-	435 SAN JUAN STREET
COUNTY-	MESA
CITY-	GRAND JUNCTION

DIMENSION NOTE
 DIMENSIONS ARE TO OUTSIDE OF STUDS

SITE PLAN
 SCALE: 1" = 20'