

FEE \$ 70.00
 TCP \$ 500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____



802.00
 Building Address 2621 Foxglove
 Parcel No. 270135364005
 Subdivision 2620 G Road
 Filing 1 Block 2 Lot 9

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1778

OWNER INFORMATION:

Name Iris L Allred
 Address 3 Burgundy Ct
 City / State / Zip Grd Jct CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Dusanne Malone Construct
 Address 2935 Shelley Drive
 City / State / Zip Grd Jct CO 81503
 Telephone 245-8991

***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 RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District B Driveway Location Approval UC
 (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 Dusanne Malone Date Oct 30 2003
 Department Approval [Signature] Date 11/7/03

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 16718
 Utility Accounting [Signature] Date 11-7-03

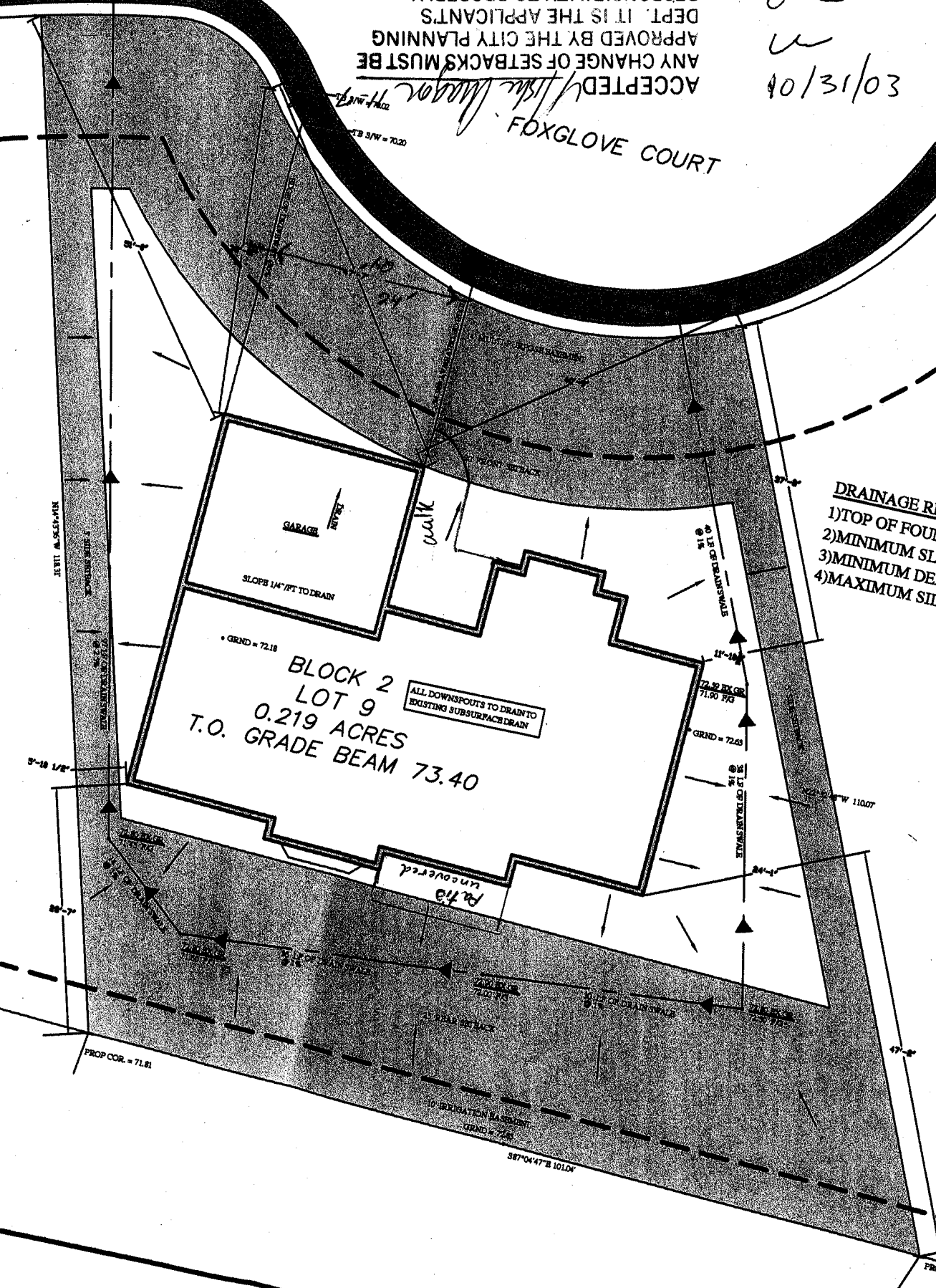
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *W/ Mr. Mayor*
 APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ole
u
 10/31/03

FOXGLOVE COURT

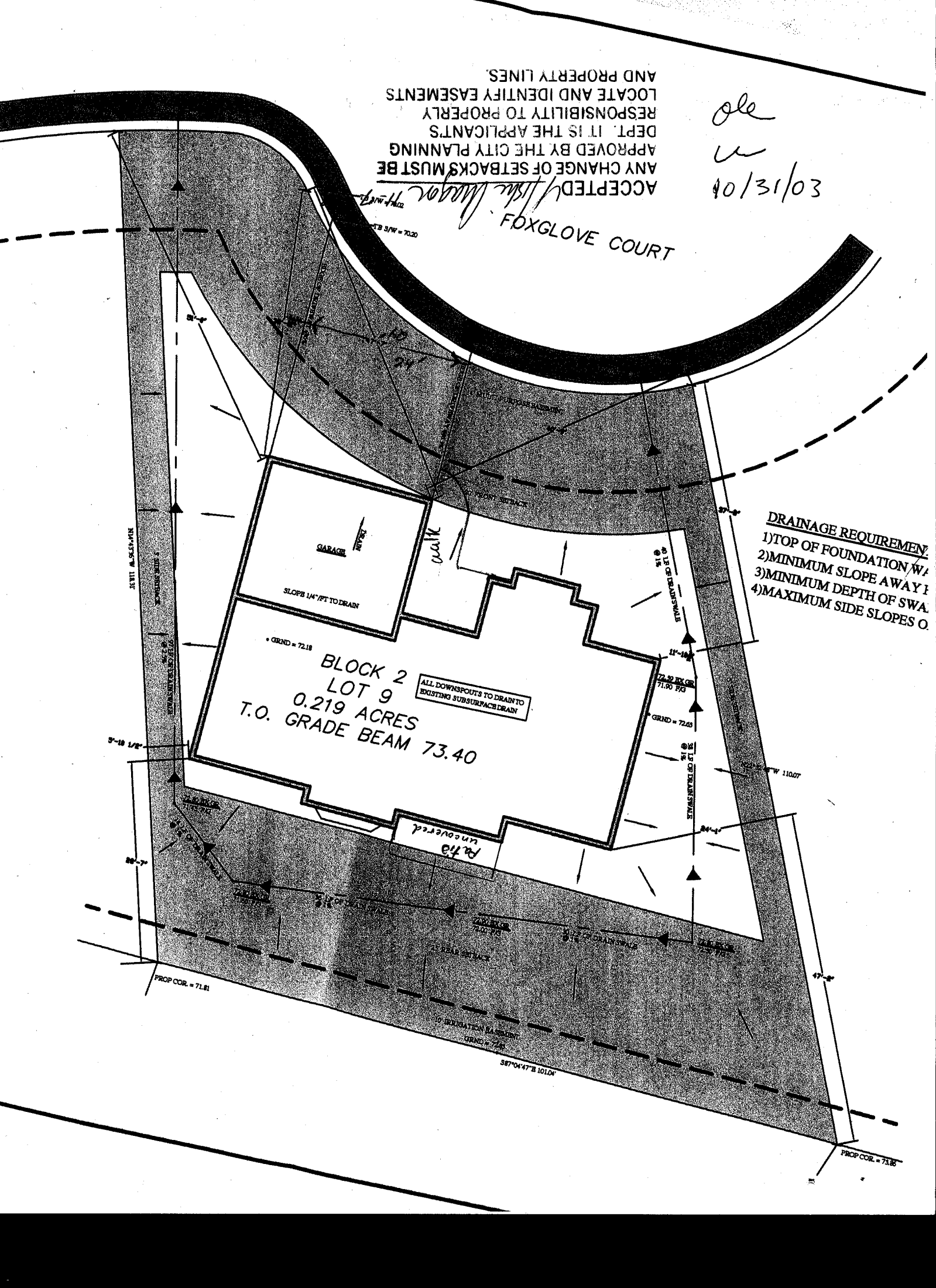
- DRAINAGE REQUIREMENTS:**
- 1) TOP OF FOUNDATION W/ MINIMUM SLOPE AWAY FROM
 - 2) MINIMUM DEPTH OF SWALE
 - 3) MINIMUM SIDE SLOPES OF SWALE
 - 4) MAXIMUM SIDE SLOPES OF SWALE



BLOCK 2
 LOT 9
 0.219 ACRES
 T.O. GRADE BEAM 73.40

ALL DOWNSPOUTS TO DRAIN TO EXISTING SUBSURFACE DRAIN

Path uncovered



16'11\"/>

16'11\"/>

5'-10 1/2\"/>

5'-7\"/>

PROP COR. = 71.81

10' DRAINAGE SWALE

587'04\"/>

PROP COR. = 73.86

12\"/>

72.50 EX. GR. 71.00 F.G.

GRND = 72.63

12\"/>

W 110.07

17'-8\"/>

20'7\"/>