

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

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

Building Address 2928 Sylvia Lane  
 Parcel No. 2943-053-77-030  
 Subdivision Forrest Estates  
 Filing 1 Block 1 Lot 30

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1802  
 Sq. Ft. of Lot / Parcel 6820  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 30%  
 Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name Linda Jordan  
 Address \_\_\_\_\_  
 City / State / Zip Fruita, CO 81521

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Linda Jordan  
 Address \_\_\_\_\_  
 City / State / Zip Fruita CO 81521  
 Telephone 216-4229

**\*TYPE OF HOME PROPOSED:**

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

NOTES: SFR

**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>RMF-5</u>	Maximum coverage of lot by structures <u>100%</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>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>D</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)		

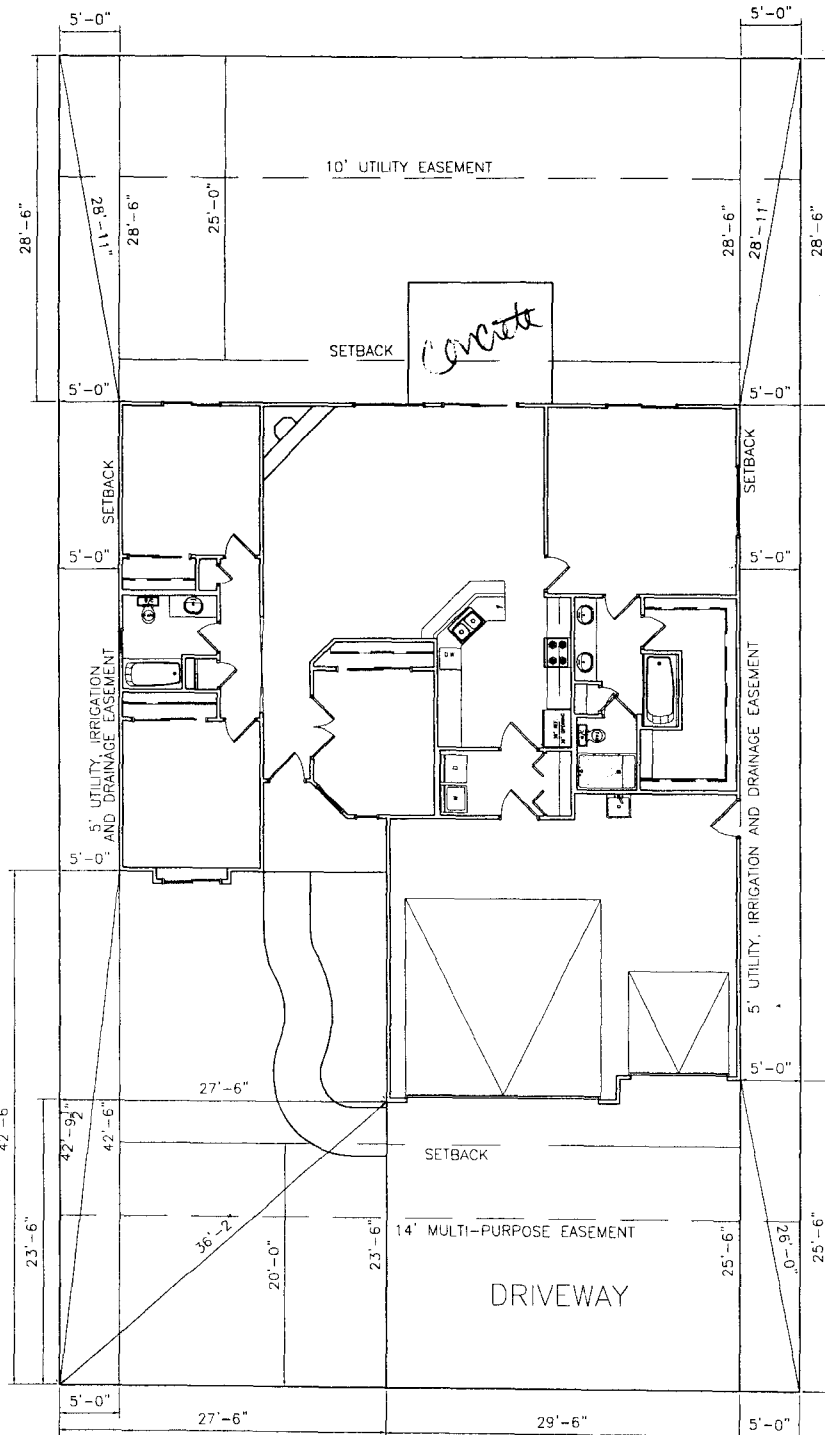
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

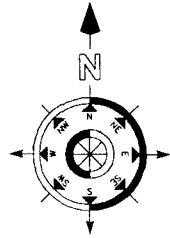
Applicant Signature Melanie D. Horn Date 6/24/05  
 Department Approval NA Clay Hall Date 7/1/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>180275</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/11/05</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)



*7/1/05*  
**ACCEPTED** *C. Taylor Hall*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



**NOTE:**  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

**NOTE:**  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

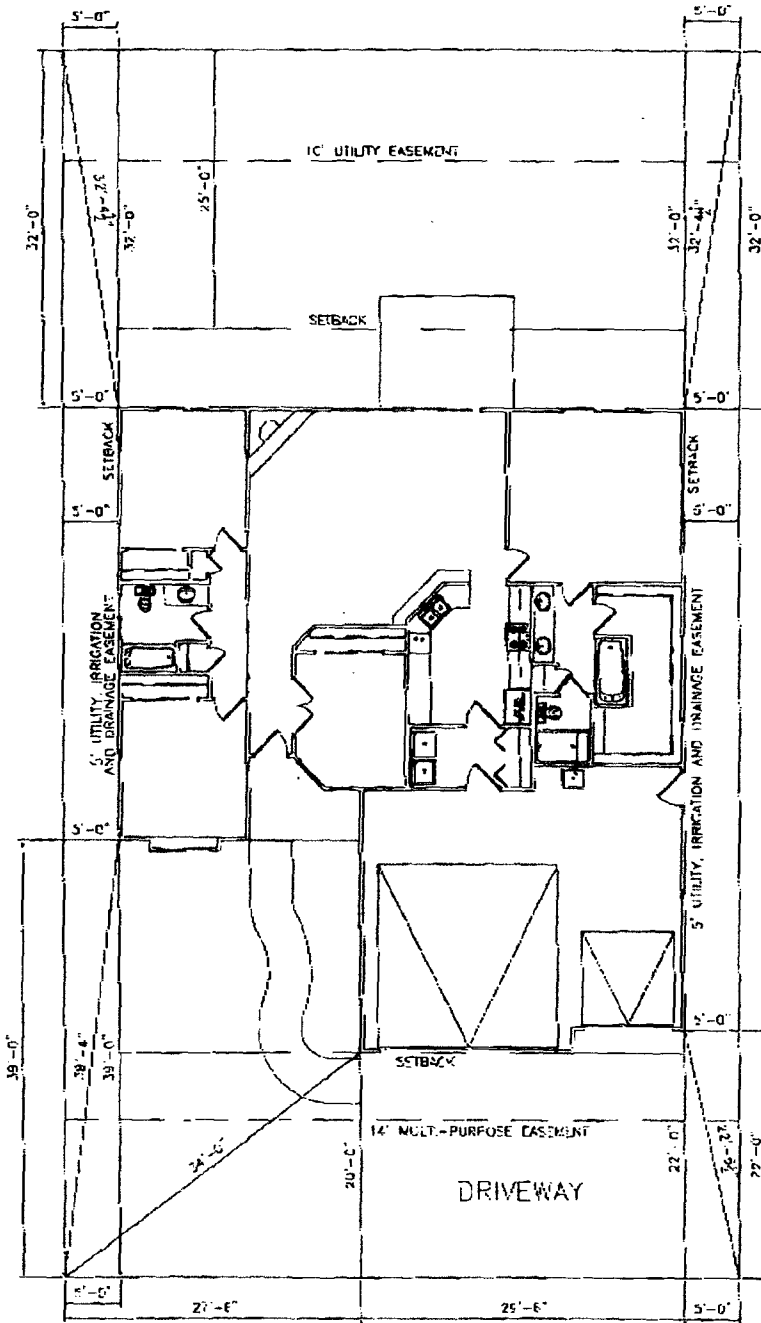
SITE PLAN INFORMATION	
SUBDIVISION NAME	FORREST ESTATES
FILING NUMBER	1
LOT NUMBER	30
BLOCK NUMBER	N/A
STREET ADDRESS	2928 SYLVIA LANE
COUNTY	MESA
GARAGE SQ. FT.	704 SF
COVERED ENTRY SQ. FT.	63 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1,802 SF
LOT SIZE	6,820 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

**NOTE:**  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

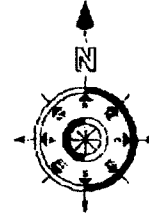
*DRIVE OK*  
*CH*  
*7/1/05*

**SYLVIA LANE**

**SCALE: 1/16" = 1'-0"**



SYLVIA LANE



**NOTE:**  
GRADE MUST SLOPE AWAY FROM HOUSE 1" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

**NOTE:**  
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SITE PLAN INFORMATION	
SUBDIVISION NAME	FORREST ESTATES
PLANS NUMBER	1
LOT NUMBER	30
BLOCK NUMBER	N/A
STREET ADDRESS	2828 SYLVIA LANE
COUNTY	MESA
CARAGE SQ. FT.	704 SF
COVERED ENTRY SQ. FT.	63 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1,802 SF
LOT SIZE	6,620 SF
FRONT	20'
SETBACKS USED	SIDES 5' REAR 25'

**NOTE:**  
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

*Revised*  
7/28/05  
Clay Hall  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Clay Hall*  
7/19/05

SCALE: 1/16" = 1'-0"