

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

# PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 2834 Adrian Ct.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. TBD 2943192-00-163

Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1375

Subdivision Summer Glen

Sq. Ft. of Lot / Parcel 5344

Filing \_\_\_\_\_ Block 5 Lot 24

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1375

Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Darter LLC

**DESCRIPTION OF WORK & INTENDED USE:**

Address 786 Valley Ct.

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

City / State / Zip CO CO 81501

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name Grace Moses

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

Address Same as above

City / State / Zip \_\_\_\_\_

NOTES: Single Family

Telephone \_\_\_\_\_

**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-8

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

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions \_\_\_\_\_

Voting District E Driveway Location Approval all as noted  
(Engineer's Initials)

**PAID**  
**JAN 27 2006**

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 Loe King - Agent

Date 1/25/06

Department Approval NA Daylen Herdman

Date 1-27-06

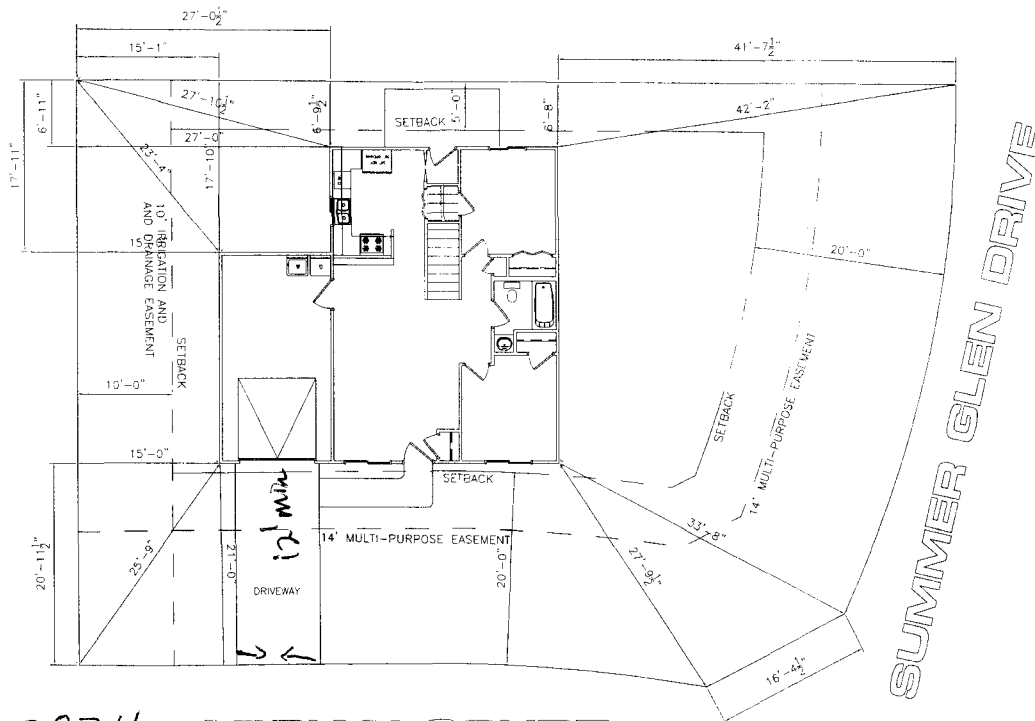
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18785

Utility Accounting Li Bensley Date 1/27/06

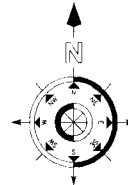
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

*Diminished  
Drive-Way*

*drive  
way  
1/24/06*



2834 ADRIAN COURT



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

**NOTE:**  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS  
AND DIMENSIONS PRIOR TO CONSTRUCTION.  
2. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.  
4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
5. THIS PLAN HAS NOT BEEN ENGINEERED BY A PROFESSIONAL ENGINEER. SEE SEPARATE DRAWINGS BY OTHERS  
FOR ENGINEERING DATA.

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMER GLEN
FILING NUMBER	1
LOT NUMBER	24
BLOCK NUMBER	5
STREET ADDRESS	2834 ADRIAN CT.
COUNTY	MESA
GARAGE SQ. FT.	264
COVERED ENTRY SQ. FT.	N/A
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1,375
LOT SIZE	5,344.7 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

1-27-06

*Jayleen Henderson*

**ACCEPTED NA**  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
OFFICE. THE BUILDER'S  
RESPONSIBILITY IS TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

**SCALE 1" = 10'-0"**