

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2670 Amber Spring Way No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 270126137016 Sq. Ft. of Existing Bldgs 2200 Sq. Ft. Proposed 900
 Subdivision Grand Vista Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Mike Bergen
 Address 2670 Amber Spring Way
 City / State / Zip Grand Jan, CO 81506

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure No taller than 12 ft

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed 18' x 4' x 12' = 72 sq ft

APPLICANT INFORMATION:

Name Mike Bergen
 Address 2670 Amber Spring Way
 City / State / Zip GS, CO 81506
 Telephone (970) 314-7819

*TYPE OF HOME PROPOSED: N/A
 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

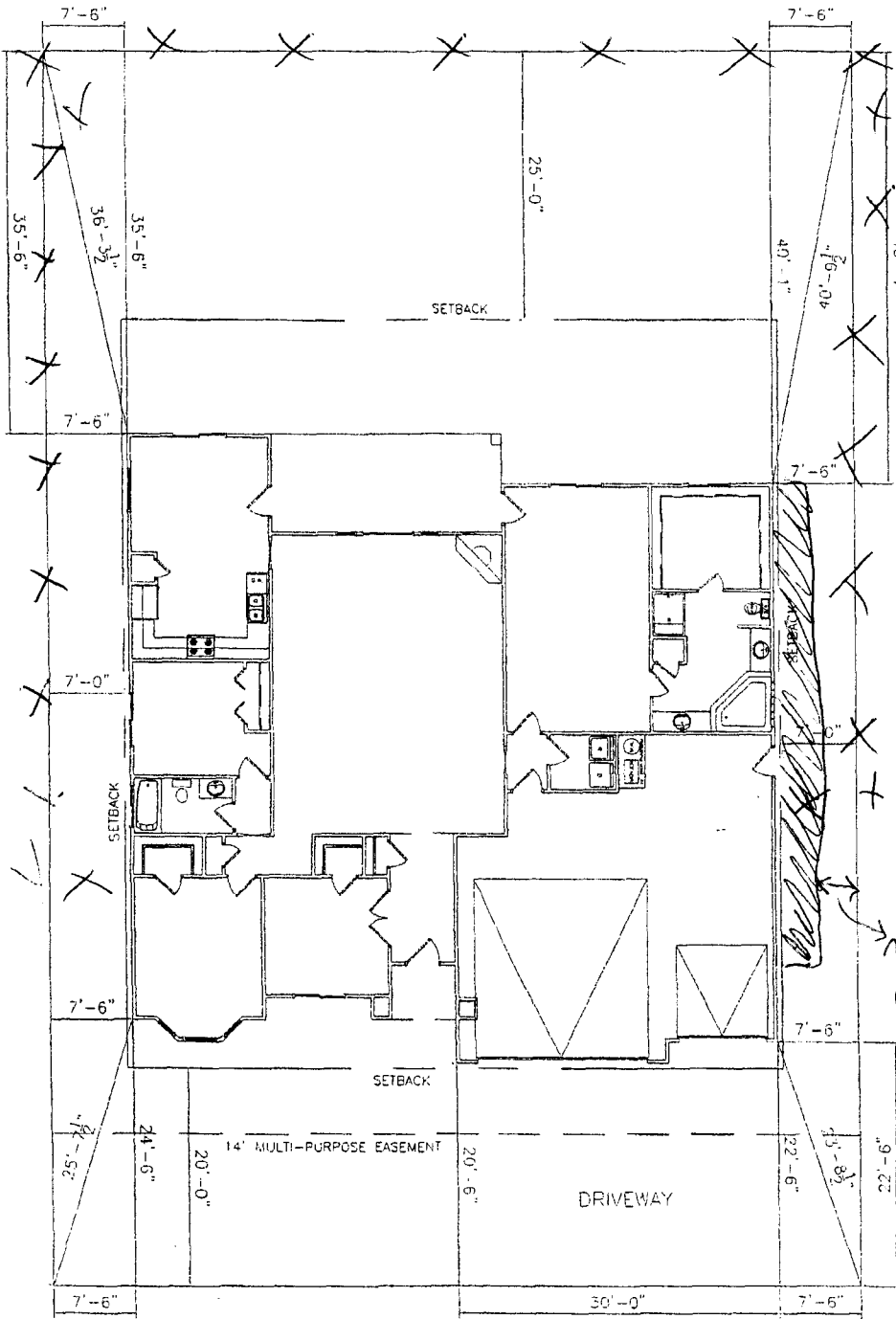
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Mike Bergen Date 2/24/06
 Department Approval Michael Maguire Date 2/24/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>(C. Bensley)</u>	Date <u>2/24/06</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)



ACCEPTED *Ashe Ingram 2/24/04*
 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.



11-16-04 Gayleen & Steven
 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.

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

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.

3ft+ away from property line

SITE PLAN INFORMATION	
SUBDIVISION NAME	GRAND VISTA
FILING NUMBER	2
BLOCK NUMBER	1
LOT NUMBER	10
STREET ADDRESS	2670 AMBER SPRING WAY
COUNTY	MESA
HOUSE LIVING SQ. FT.	2297 SF
LOT SQ. FT.	8550 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

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

*Drive OK
 11-9-04*