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|--------|---------|
| FEE \$ | 10,000 |
| TCP \$ | 1539.00 |
| SIF \$ | 460.00 |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2836 C^{3/4} Rd.
 Parcel No. 2943-192-49-014
 Subdivision Summer Glen
 Filing _____ Block 4 Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1379
 Sq. Ft. of Lot / Parcel 7496
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1858
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Darter LLC
 Address 286 Valley Ct.
 City / State / Zip GJ CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Grace Homes
 Address 286 Valley Ct.
 City / State / Zip GJ CO 81505
 Telephone 248-8522

*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 S 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 [Signature]
 (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).

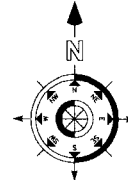
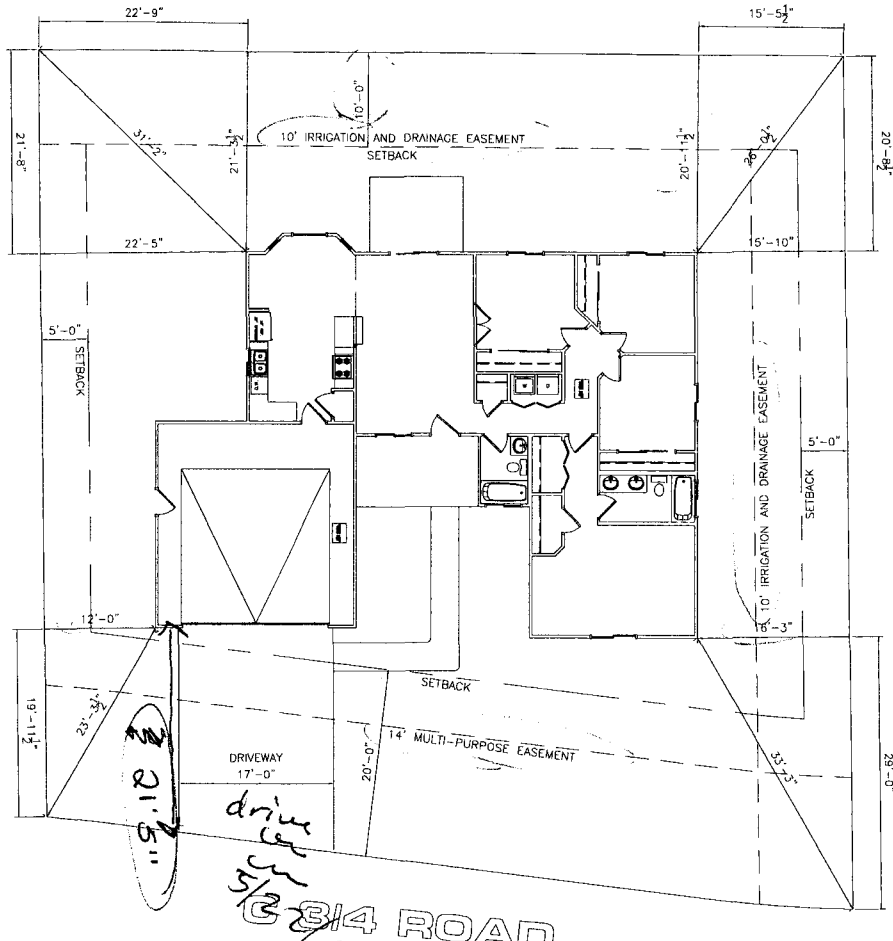
Applicant Signature [Signature] - Agent Date 5/22/06
 Department Approval [Signature] Date 6/14/06

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. Pol CG-USD
 Utility Accounting [Signature] Date 6/14/06

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)

ACCEPTED *U/R Ullstein Oregon*
 ANY CHANGES TO SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE BUILDER IS
 RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

2836 C 3/4 Rd



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 NOTE.
 4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD! 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 |
| PLAN NAME | JUNIPER |
| FILING NUMBER | 1 |
| LOT NUMBER | 14 |
| BLOCK NUMBER | 4 |
| STREET ADDRESS | 2836 C 3/4 ROAD |
| COUNTY | MESA |
| GARAGE SQ. FT. | 479 |
| COVERED ENTRY SQ. FT. | 98 |
| COVERED PATIO SQ. FT. | N/A |
| LIVING SQ. FT. | 1,379 |
| LOT SIZE | 7496.9 SQ. FT. |
| SETBACKS USED | FRONT 20' |
| | SIDES 5' |
| | REAR 10' |

SCALE: 1" = 20'-0"

Handwritten notes:
 21'-5"
 driveway
 17'-0"
 14' MULTI-PURPOSE EASEMENT
 2836 C 3/4 ROAD
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