

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 474 ESCONDIDO CIRCLE No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2947-262-29-004 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 4302  
 Subdivision DESERT HILLS Sq. Ft. of Lot / Parcel 1.45 ACRES  
 Filing \_\_\_\_\_ Block 3 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 7000 SF  
 Height of Proposed Structure 31'

**OWNER INFORMATION:**

Name DAVE SHIPPARD  
 Address 2196 AURNAL LANE  
 City / State / Zip GRAND JUNCTION CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name MOUNTAIN HIGH HOME BUILDERS  
 Address 2196 AURNAL LANE  
 City / State / Zip GRAND JUNCTION CO 81503  
 Telephone 970-216-5762

**\*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 <u>PD</u>	Maximum coverage of lot by structures <u>25%</u>
SETBACKS: Front <u>30'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>30'/30'</u> from PL Rear <u>30'/30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District <u>A</u> Driveway Location Approval <u>as noted</u> (Engineer's Initials) <u>ll</u>	<u>Eng foundation reqd</u>

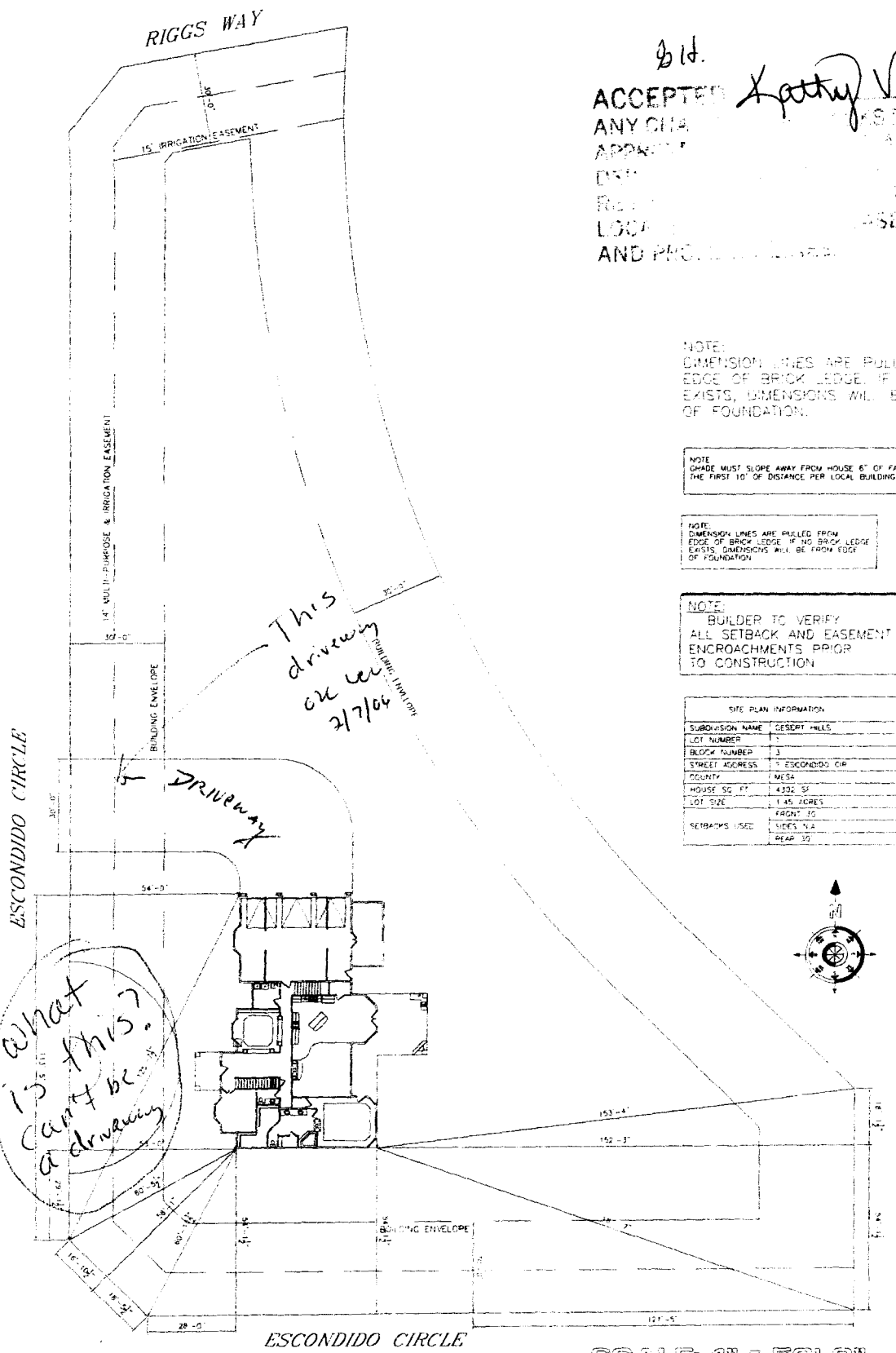
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Mountain High Home Builders / Dan Bump Date 2-06-06  
 Department Approval Bill Kistner Date 2-9-06

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>18817</u>
Utility Accounting <u>Kate Johnson</u>	Date <u>2/9/06</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)



214.  
 ACCEPTED *Kathy Valdes 2-9-06*  
 ANY CHANGES MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT BEFORE ANY  
 RECORDING OF EASEMENTS  
 AND PROCEEDING THEREON.

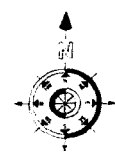
NOTE:  
 DIMENSION LINES ARE PULLED FROM  
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE  
 EXISTS, DIMENSIONS WILL BE FROM EDGE  
 OF FOUNDATION.

NOTE:  
 SHADE 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.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	DESERT HILLS
LOT NUMBER	1
BLOCK NUMBER	3
STREET ADDRESS	ESCONDIDO CIR
COUNTY	MESA
HOUSE SQ FT	4332 SF
LOT SIZE	1.45 ACRES
SETBACKS USED	FRONT 30' SIDES 4'A REAR 30'



SCALE: 1" = 50'-0"