

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 2520 F 1/2 Rd.
 Parcel No. 2945-032-76-005
 Subdivision Diamond Ridge
 Filing _____ Block 4 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2572
 Sq. Ft. of Lot / Parcel 57,310
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 257
 Height of Proposed Structure 3433

OWNER INFORMATION:

Name Cliff Mays
 Address 2379 Pine Rd.
 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 786 Valley Ct.
 City / State / Zip GJ CO 81505
 Telephone 523-5555 or 248-8500

***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 PD Maximum coverage of lot by structures 3590
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7' from PL Rear 23' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions _____
 Voting District 6 Driveway Location Approval RAT
 (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).

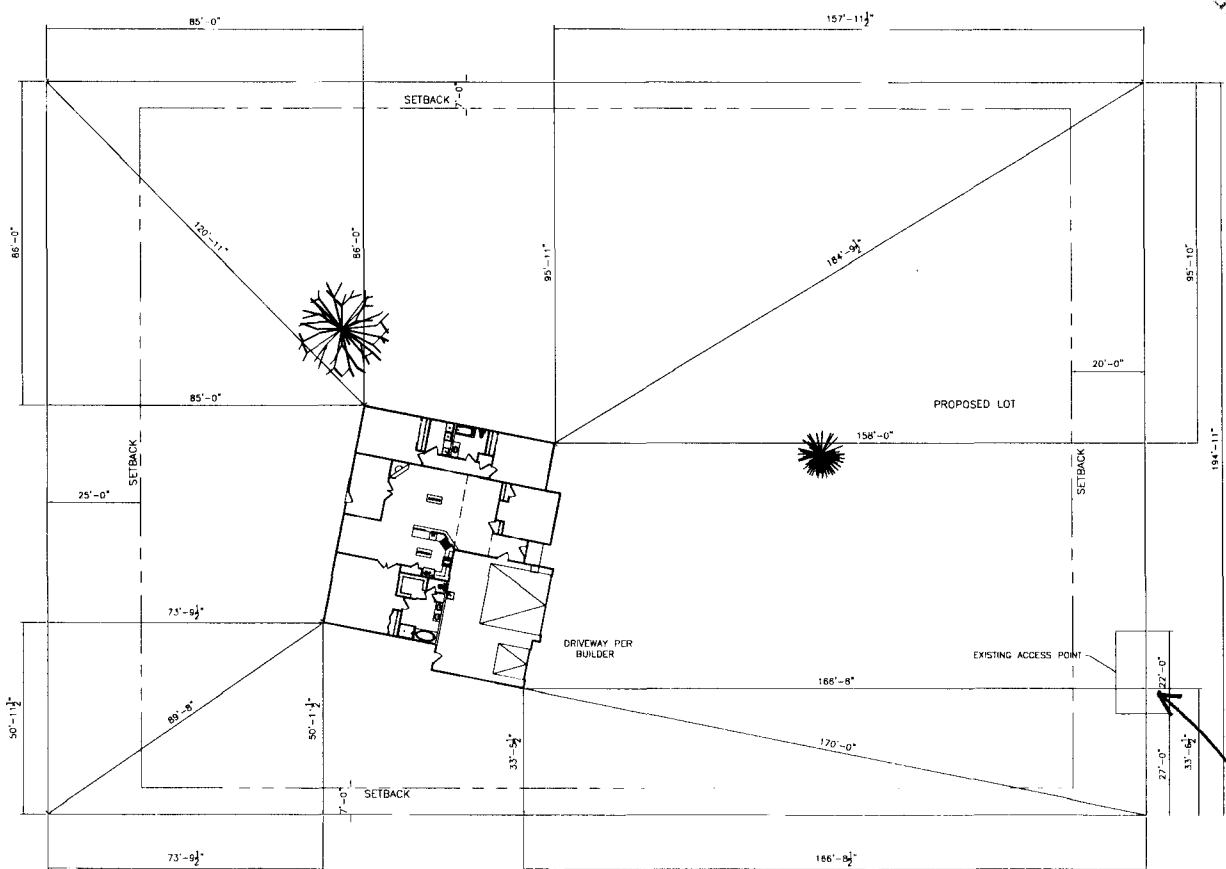
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] - Agent Date _____
 Department Approval [Signature] Hayleen Henderson Date 4-17-06 # 30451

Additional water and/or sewer tap fee(s) are required:	YES	NQ <input checked="" type="checkbox"/>	W/O No. <u>existing perm</u>
Utility Accounting <u>Kate Esberry</u>	Date <u>4/17/06</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 FOR BUILDING PERMITS
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT TO AVOID VIOLATIONS AND PROPERTY EASEMENTS
 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.

NOTE:
 1. THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND CONDITIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDING AND OR HOME OWNER'S ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS BEEN DEVELOPED BY ARCHITECT. SEE SCHEDULE DRAWINGS BY OTHERS FOR CONSTRUCTION DATA.

SITE PLAN INFORMATION	
SUBDIVISION NAME	N/A
FILING NUMBER	1
LOT NUMBER	5
BLOCK NUMBER	4
STREET ADDRESS	2520 F 1/2 ROAD
COUNTY	MESA
GARAGE SQ. FT.	862
COVERED ENTRY SQ. FT.	24
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	2573
LOT SIZE	57310 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1" = 50'-0"

DRIVE TO ENTER F1/2 @ EXIST. DRIVE CUT.
 Drive BK. Push Down 3-22-06