

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

99213-30451
2520 F² Rd

Building Address _____
 Parcel No. 2945-032-26-005
 Subdivision Diamond Ridge
 Filing _____ Block 4 Lot 5

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 900
 Sq. Ft. of Lot / Parcel 1 1/2 Ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 30'-8" X 30'
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name Clifton L. Mays Sr.
 Address Box 3787
 City / State / Zip Grand Jct. Co. 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 970-242-9575

***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 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7' 1/3' from PL Rear 23' 1/10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions _____
 Voting District B 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 Clifton L. Mays Sr. Date 9-29-06
 Department Approval Gayle Henderson Date 9-29-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O NO No Sewer / No Water
 Utility Accounting _____ Date 9/29/06

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)

7-29-06

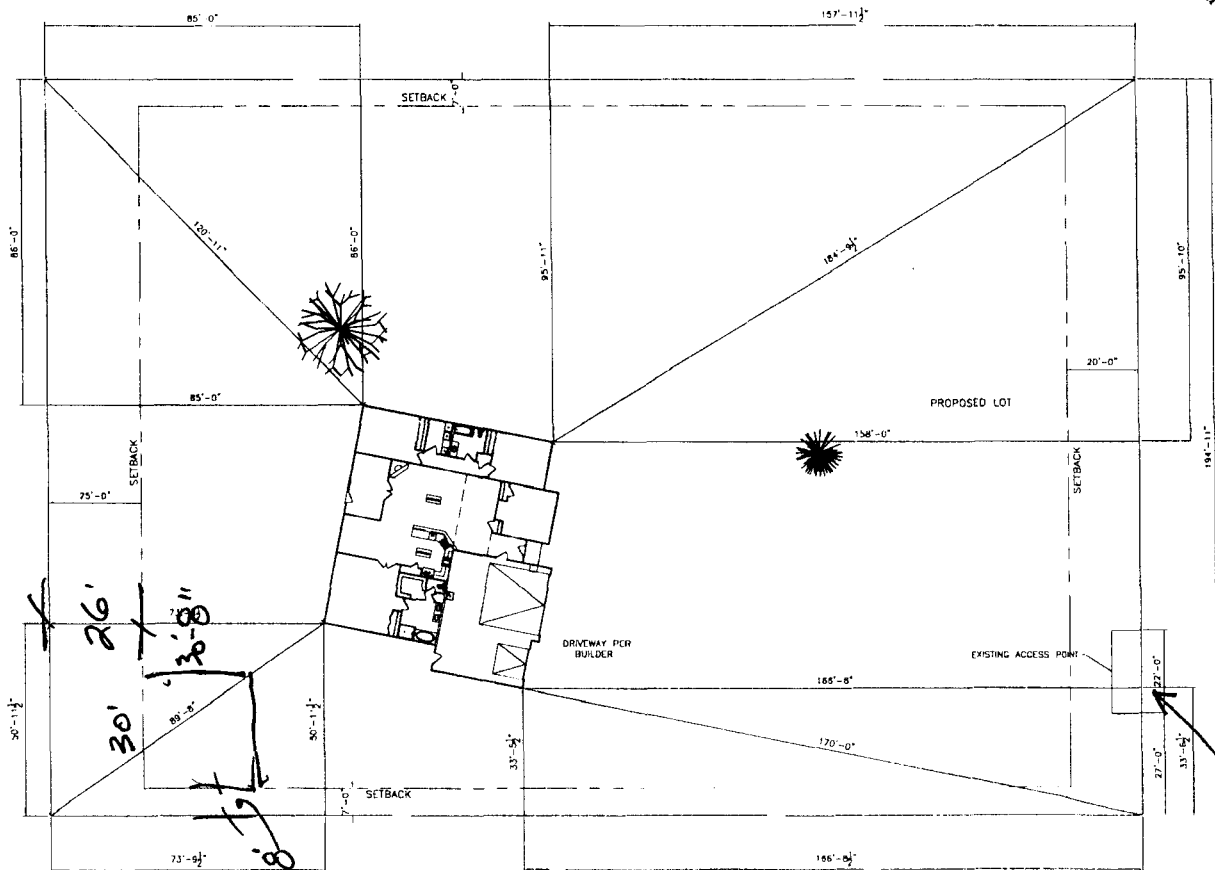
Wayleen Henderson

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.

4/17/06

Gallego The Designer

ACCEPTED FOR SETBACKS AND EASEMENTS
LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES
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.



F 112 ROAD

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.

- 1. ALL DIMENSIONS OF THIS PLAN ARE TO BE VERIFIED BY THE BUILDER.
- 2. USE OF THIS PLAN CONSTITUTES ACCEPTANCE OF THE LOCAL BUILDING CODE.
- 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
- 4. BUILDER AND ALL OTHERS TO VERIFY ALL SETBACKS AND EASEMENTS.
- 5. THIS PLAN AND ALL SETBACKS ARE SUBJECT TO ALL APPLICABLE LOCAL ORDINANCES.

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

SCALE: 1" = 50'-0"

DRIVE TO ENTER F 1/2 @ EXIST. DRIVE CUT.

Wayleen Henderson
3-22-06