

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 2945 Marquet Dr
 Parcel No. 2943-293-33-007
 Subdivision Chipeta West
 Filing _____ Block 1 Lot 7

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1911
 Sq. Ft. of Lot / Parcel 8037.93
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Tolman Builders
 Address 2664 Paradise Dr
 City / State / Zip Gr Jct CO 81506

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

APPLICANT INFORMATION:

Name Tolman Builders
 Address 2664 Paradise Dr
 City / State / Zip Gr Jct CO 81506
 Telephone 970 245 3166

*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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval M
 (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 Janeen Tolman Date 9-21-06

Department Approval NA Bayler Henderson Date 9-22-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. OMSD #49607
 Utility Accounting NA Date 9/22/06

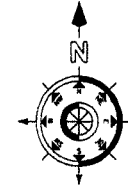
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

MARGARET DRIVE

NOTE
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

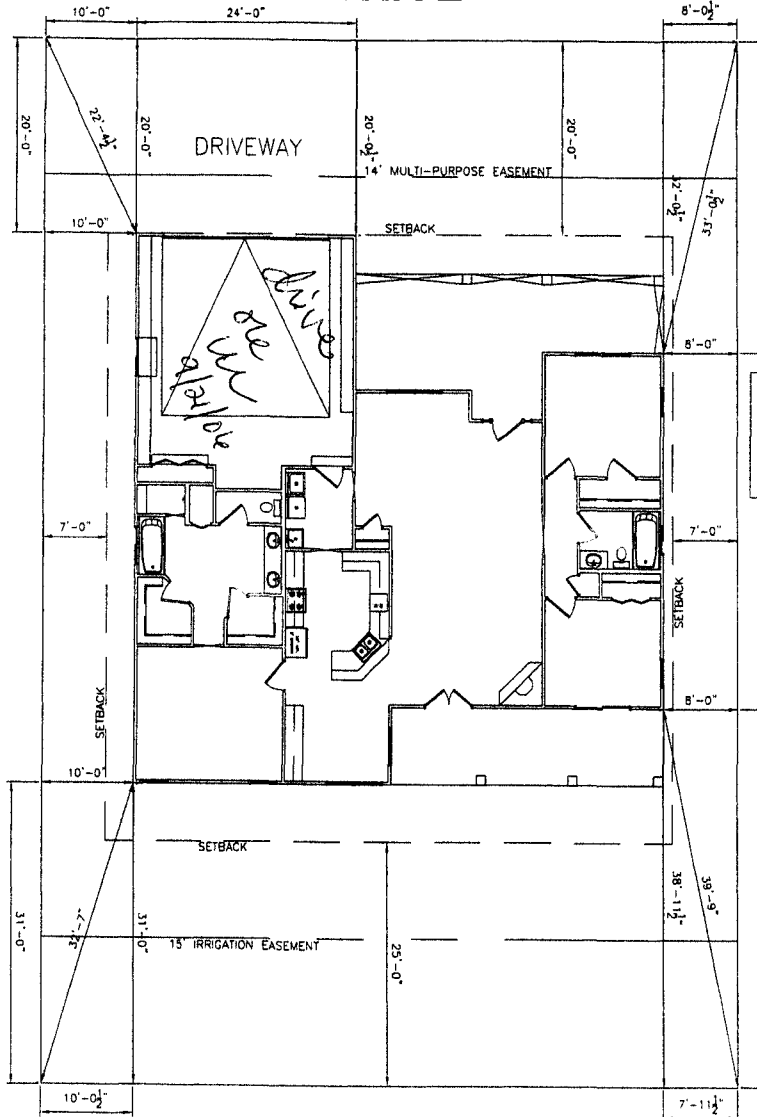
NOTE:
BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

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



SITE PLAN INFORMATION	
SUBDIVISION NAME	CHIPETA WEST
FILING NUMBER	N/A
LOT NUMBER	7
BLOCK NUMBER	1
STREET ADDRESS	2945 MARGARET DR.
COUNTY	MESA
GARAGE SQ. FT.	606 SF
LIVING SQ. FT.	1911 SF
LOT SIZE	8100 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

LOT SIZE DOES NOT MATCH PLAT
(CAD FILE CALCULATED = 8,100 SQ. FT.)
(PLAT = 8,037.93 SQ. FT.).
PLEASE VERIFY



ACCEPTED *N/A* *9.22.06*
IN CHARGE OF SETBACKS MUST BE
CITY PLANNING
RESUBMITTED TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.
Paula Henderson

SCALE: 1" = 20'-0"

- NOTICE:
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 - ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 - THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.