

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

# PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)

## Community Development Department

MARGO CT

Building Address 2827 Margo Ct.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-192-50-014

Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1375

Subdivision Summer Glen

Sq. Ft. of Lot / Parcel 4746

Filing \_\_\_\_\_ Block 5 Lot 14

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1850

### OWNER INFORMATION:

Name Darter LLC

Height of Proposed Structure \_\_\_\_\_

Address 786 Valley Ct.

### DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip GJ CO 81505

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

### APPLICANT INFORMATION:

Name Grace Homes

### \*TYPE OF HOME PROPOSED:

Address 786 Valley Ct.

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

City / State / Zip GJ CO 81505

NOTES: \_\_\_\_\_

Telephone 248-8500

**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-8

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] Date 3/3/06

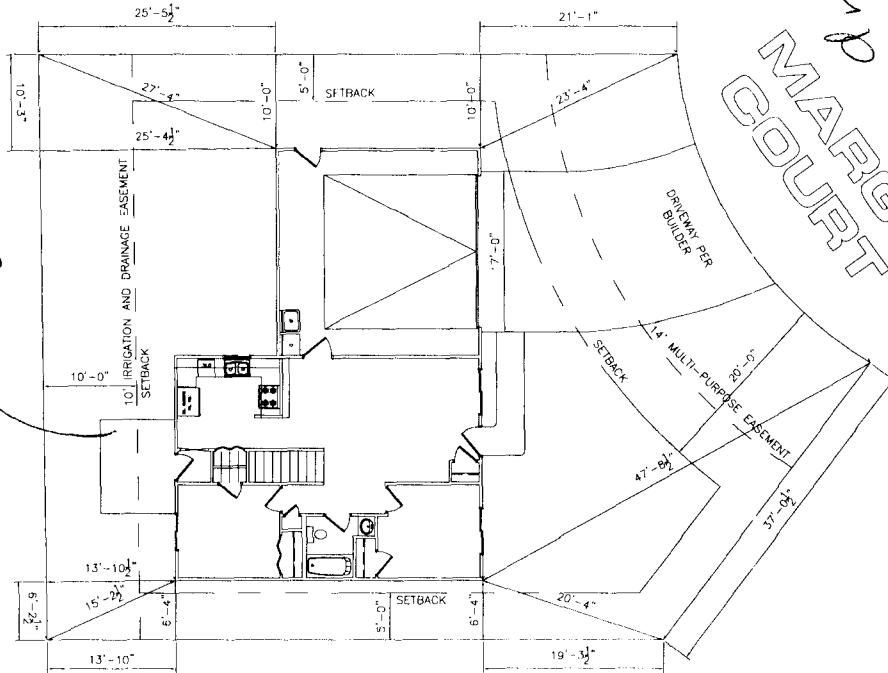
Department Approval NA [Signature] Date 3/7/06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18900.

Utility Accounting [Signature] Date 3/7/06

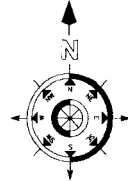
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Out back of  
is - cannot be  
done - cannot be  
done - cannot be  
done - cannot be



MARGO COURT

drive  
3/6/04



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

- NOTICE:
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 OWNER ACCEPTANCE OF THESE TERMS.
  3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
  4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  5. THIS PLAN HAS NOT BEEN ENGINEERED BY ARCHITECT - 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
FILING NUMBER	1
LOT NUMBER	14
BLOCK NUMBER	5
STREET ADDRESS	2827 MARGO COURT
COUNTY	MESA
GARAGE SQ. FT.	484
COVERED ENTRY SQ. FT.	N/A
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1375
LOT SIZE	4745.9 SQ. FT.
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

SCALE: 1" = 20'-0"

3/7/00

ACCEPTED ON ~~NA~~ *[Signature]*  
 ALL SETBACKS MUST BE  
 VERIFIED BY CITY PLANNING  
 DEPARTMENT. LICANT'S  
 MUST VERIFY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.