

FEE \$ 1000.00  
 TCP \$ 1539.00  
 SIF \$ 460.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
Community Development Department

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

Building Address 2837 Mango Ct  
 Parcel No. 2943-192-47-005  
 Subdivision Summer Glen  
 Filing \_\_\_\_\_ Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1379  
 Sq. Ft. of Lot / Parcel 6116  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1639  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Darter LLC  
 Address 786 Valley Ct.  
 City / State / Zip 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 CO 81505  
 Telephone 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 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 3/9/06

Department Approval [Signature] Date 3/15/06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 819

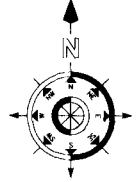
Utility Accounting [Signature] Date 3/15/06

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)

MARGO COURT

drive  
3/10/04

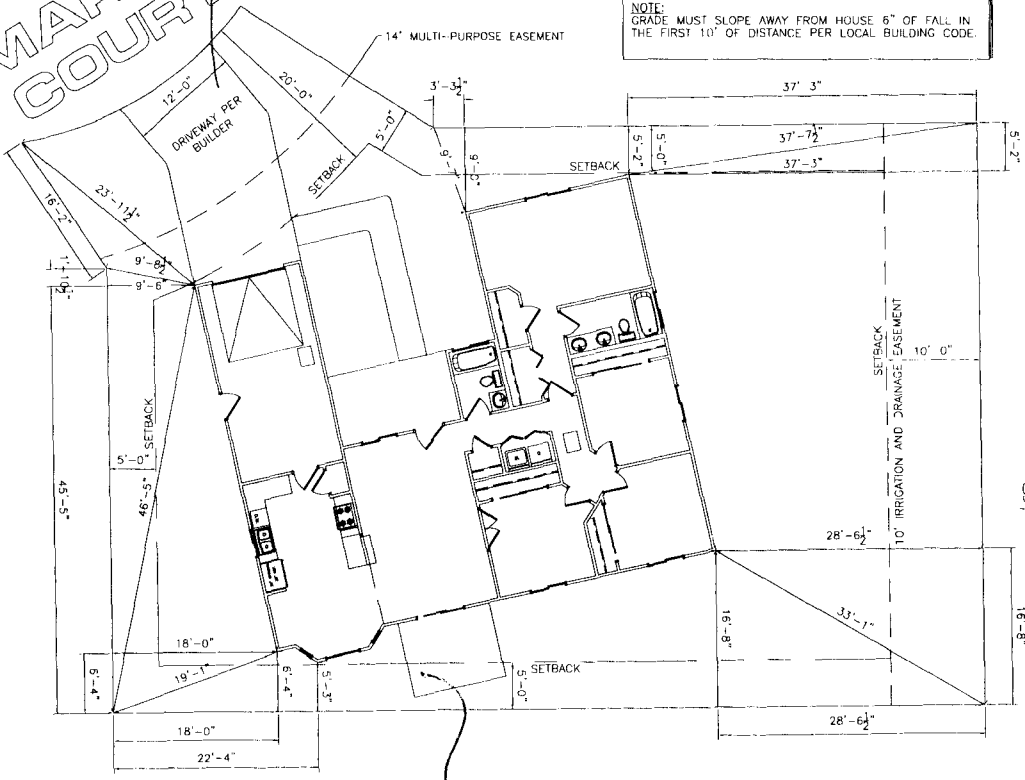
NOTE:  
DIMENSION LINES ARE PULLED FROM  
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE  
EXISTS, DIMENSIONS WILL BE FROM EDGE  
OF FOUNDATION



NOTES:  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DIMENSIONS  
AND DIMENSIONS PRIOR TO CONSTRUCTION.  
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAW. 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
PLAN NAME	JUNIPER
FILING NUMBER	1
LOT NUMBER	5
BLOCK NUMBER	2
STREET ADDRESS	2837 MARGO COURT
COUNTY	MESA
GARAGE SQ. FT.	260
COVERED ENTRY SQ. FT.	98
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1379
LOT SIZE	6116.8 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SCALE: 1" = 20'-0"

3/15/06  
G. K. Koenig

Cannot cover slab  
in setback.