

FEE \$	10.00
TCP \$	1539.00
SIF \$	4100.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2838 Mango Ct.
 Parcel No. 2943-192-47-004
 Subdivision Summer Glen
 Filing _____ Block 2 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1436
 Sq. Ft. of Lot / Parcel 5720
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1643
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Darter LLC
 Address 786 Valley Ct.
 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 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 <u>RMF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>70'</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>RAT</u> (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).

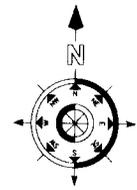
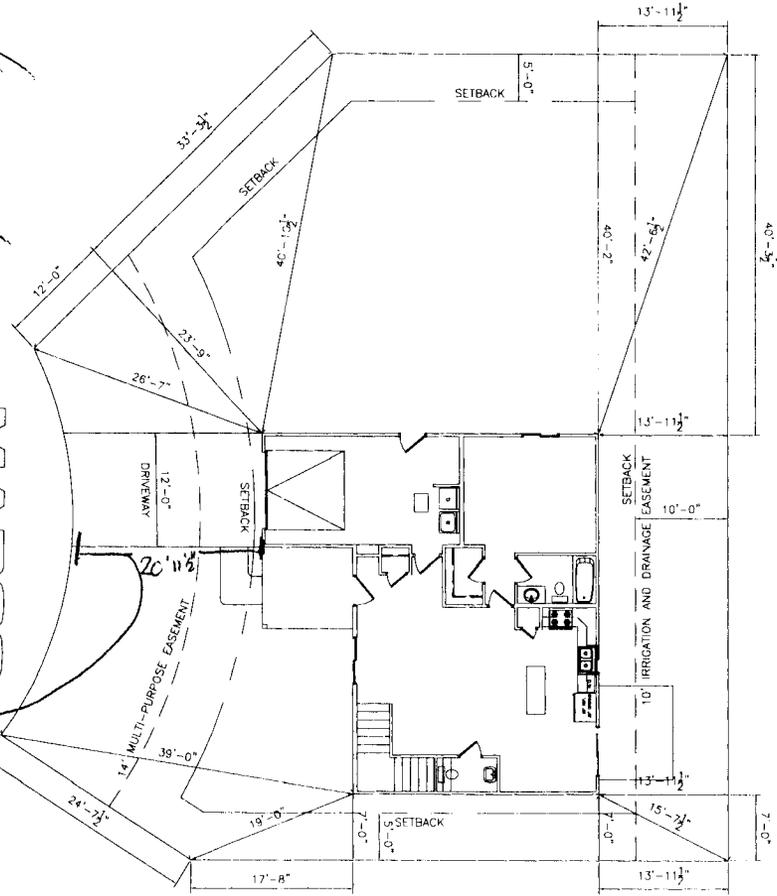
Applicant Signature Lee Hwang Agent Date 2/24/06
 Department Approval Michelle Wagner Date 3/6/06

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>8889</u>
Utility Accounting <u>D Overholt</u>	Date <u>3/6/06</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 *Usher* *Arman* *Shelva*
 APPROVED FOR THE CITY PLANNING
 DEPARTMENT
 FOR THE PROPERTY TO PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES.

MARGO
 COURT



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 DETAILS
 AND EASEMENTS 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 OTHER WISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. 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	EVERGREEN
FILING NUMBER	1
LOT NUMBER	4
BLOCK NUMBER	2
STREET ADDRESS	2838 MARGO COURT
COUNTY	MESA
GARAGE SQ. FT.	258
COVERED ENTRY SQ. FT.	84
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1436
LOT SIZE	5720.8 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SCALE: 1" = 20'-0"

Final OK
2-27-04