

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 625 Mt. Julian
 Parcel No. 2943-053-83-002
 Subdivision Forrest Run
 Filing 1 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1804
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Scott Homes
 Address 772 Glen Ct, #10
 City / State / Zip GJ CO 81506

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

APPLICANT INFORMATION:

Name owner
 Address _____
 City / State / Zip _____
 Telephone 216-5189

*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-5</u>	Maximum coverage of lot by structures <u>60%</u>
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>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"D"</u> Driveway Location Approval <u>JAD</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).

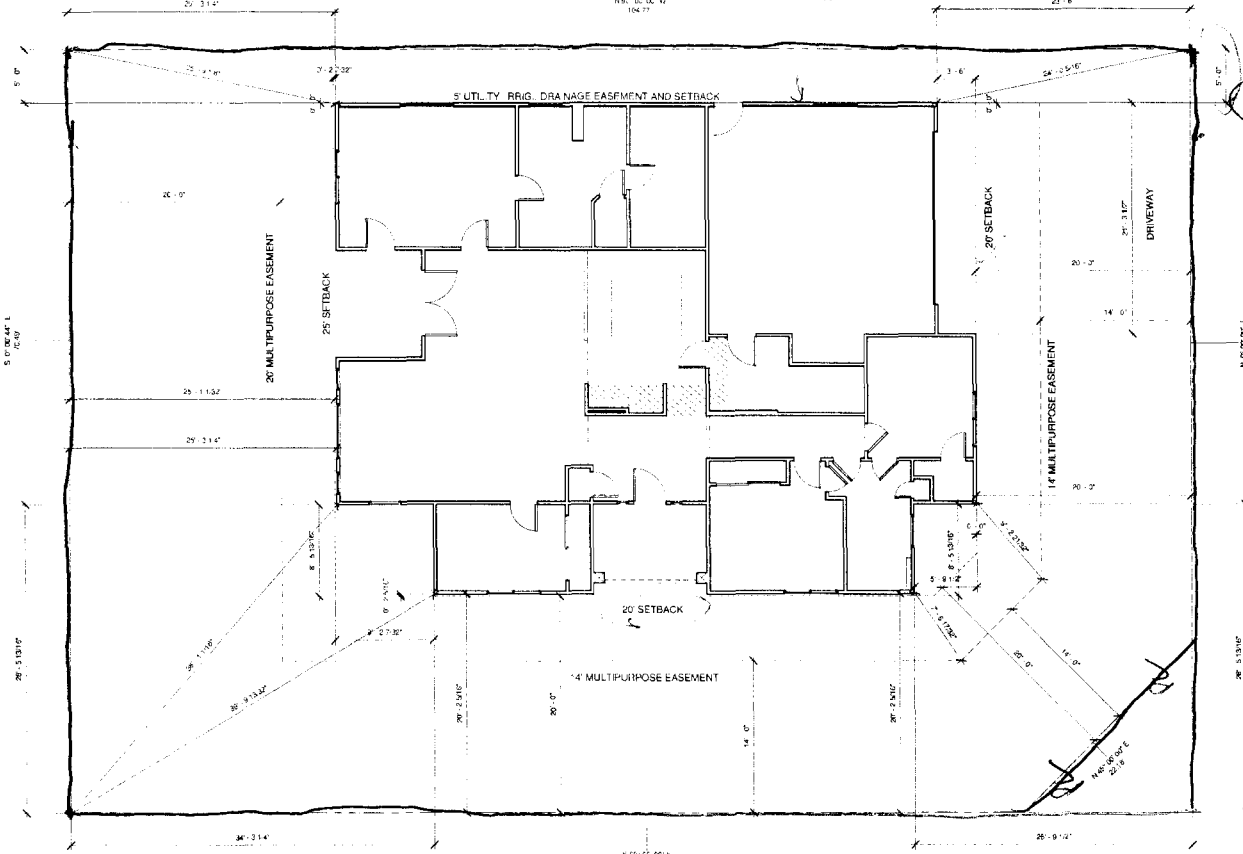
Applicant Signature Melanie Dylorh Date 8-15-06
 Department Approval John A. P... Date 8-17-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19412</u>
Utility Accounting <u>Dotta Kanove</u>	Date <u>8/22/06</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
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

- NOTES
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 OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
 4. WALLS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY BLUESKY DRAFTING. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.



1. Site Plan
 3/16" = 1'-0"

mt. Julian Dr.

Revision Schedule		
Revision Number	Date	Revision Description
1		
2		

DRAWINGS/REVISIONS	
1ST DRAFT	7/16/06
2ND REVISION	7/26/06
3RD REVISION	8/3/06
4TH REVISION	8/4/06

Shanin Olson
 7/27-17-06

BlueSky Drafting

SCOTT HOMES

625 Mount Julian Dr.

Square Footage	
LIVING AREA	1,804 SF
GARAGE AREA	465 SF
TOTAL AREA	2,270 SF
PORCH	162 SF

Site Plan
 A103

Scale: 3/16" = 1'-0"

Drawn By:
 Shanin Olson

Shanin Olson

2845 Texas Ave Suite #3
 Grand Junction, CO 81501
 970-201-1412

Randy Scott

772 Glen Ct.
 Grand Junction, CO 81506

Block 1 Lot 2

216-5189