FEE\$	10.00
TCP\$	1539.00
CIE ¢	460.00

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

BLDG	PERMIT NO.	

(Goldenrod: Utility Accounting)

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 630 Mount Julian	No. of Existing Bldgs No. Proposed
Parcel No. 2943 - 053-83-007	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 1829
Subdivision Forrest Run	Sq. Ft. of Lot / Parcel 6749
Filing Block a Lot 7	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION: Show River.	(Total Existing & Proposed)
Name Infinity builders	DESCRIPTION OF WORK & INTENDED USE:
Address 202 North Ave # 164	New Single Family Home (*check type below) Interior Remodel Addition
City/State/Zip Grand Jct. CO 81501	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
NameDWNe/	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address	Other (please specify):
City / State / Zip	NOTES:
Telephone 248-9708	
DECLUDED. One plot plan on 0.10% v.11% pener obewing all a	existing & proposed structure location(s), parking, setbacks to all
	on & width & all easements & rights-of-way which abut the parcel.
property lines, ingress/egress to the property, driveway location THIS SECTION TO BE COMPLETED BY COM	on & width & all easements & rights-of-way which abut the parcel. MUNITY DEVELOPMENT DEPARTMENT STAFF
THIS SECTION TO BE COMPLETED BY COM ZONE RM F-5	on & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY COM ZONE RM F-5 SETBACKS: Front 20 from property line (PL)	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures
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(Pink: Building Department)

NOTE. GRADE MUST SLOPE ANNY 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 EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOLIMBATIONS.

NOTICE:

- RUILLE: 1. IT IS THE HESPONSIBILITY OF THE BUILDER OR DWNER TO VERRY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

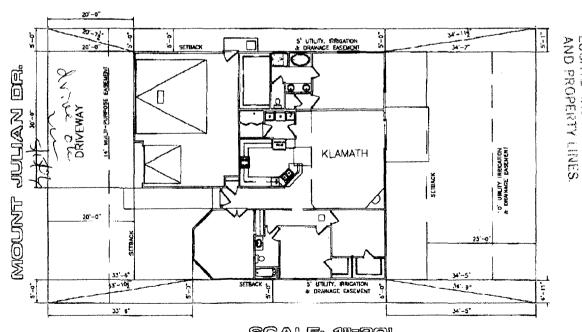
- AND UNENDOUS PAIDLE TO CONSTRUCTION.

 2. USE OF THIS PLAN CONSTRUCTS BULDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.

 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.

 4. BULDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.

 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOURAST. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.





ACCEP.

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SETENCKS MUST BE

5-11-06

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SITE PLAN INFORMATION		
SUBDIVISION NAME	FORREST RUN SUBDIVISION	
FILING NUMBER	ı	
LOT NUMBER	7	
STREET ADDRESS	? MOUNT JULIAN DR.	
COUNTY	MESA	
CARAGE SO. FT.	731 SF	
LIMNG SO, FT.	1829 SF	
LOT SIZE	5749 SF	
SETBACKS USED	FRONT 20"	
	SIDES 5'	
	REAR 25'	

SCALE: 1"=20"

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

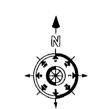
NOTICE:

- 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 DWNERS 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:
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.

JANET & TENRYD

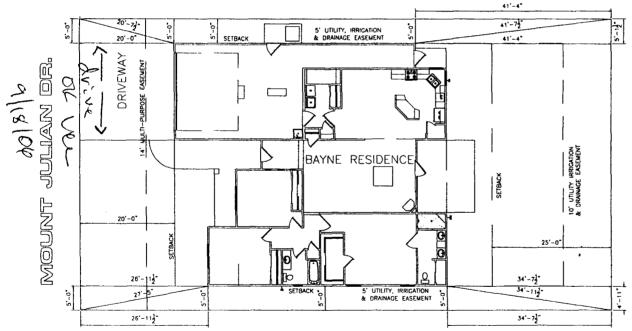


ETBACKS MUST BE

RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

630 Mt. Julian

600	1ºth Julian	
SITE PEAN INFORMATION		
SUBDIVISION NAME	FORREST RUN SUBDIMSION	
FILING NUMBER	1	
LOT NUMBER	7	
STREET ADDRESS	? MOUNT JULIAN DR.	
COUNTY	MESA	
GARAGE SQ. FT.	666 SF	
LIVING SQ. FT.	1748 SF	
LOT SIZE	6749 SF	
SETBACKS USED	FRONT 20'	
	SIDES 5	
	REAR 25'	



SCALE: 1"=20"