

FEE \$	10.-
TCP \$	1539.-
SIF \$	2100.-

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

Building Address 387 Summer Glen Drive No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-192-50-008 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1378  
 Subdivision Summer Glen Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing \_\_\_\_\_ Block 5 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1637  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Dator LLC  
 Address 786 Valley Ct.  
 City / State / Zip GS 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 GS 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 KMF-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 lu (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).

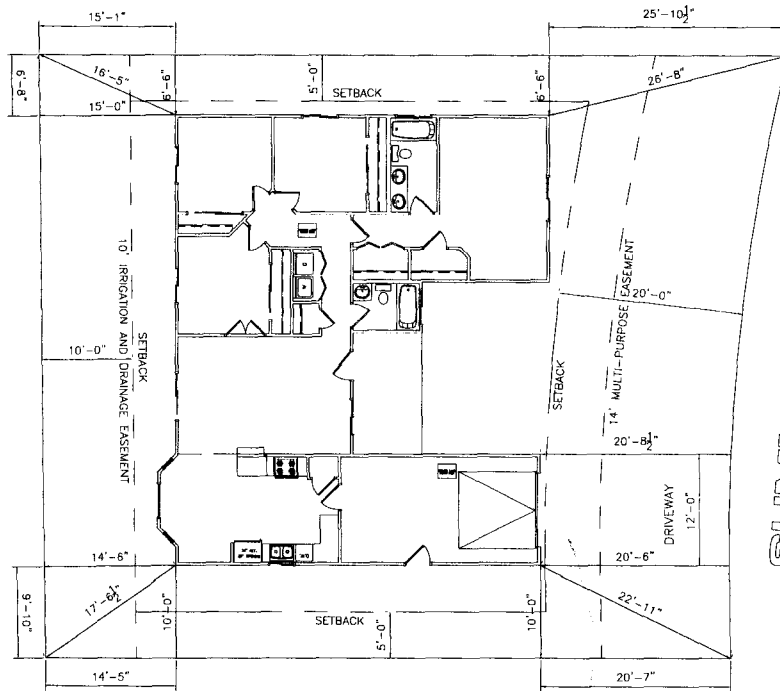
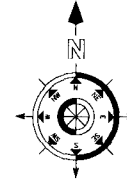
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] - Agent Date 4/12/06  
 Department Approval [Signature] Date 6/14/06

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No <u>PL CGUSD</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/14/06</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 *XV Gayles Henderson*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY CITY PLANNING  
 DEPARTMENT. PLANNANTS  
 MUST CORRECTLY PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



SUMMER GLEN  
 DRIVE

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 SUBMITTER 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 ENCROACHING AND TO EDGE OF FOUNDATION UNLESS OTHER WERE 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
PLAN NAME	JUNIPER
FILING NUMBER	1
LOT NUMBER	8
BLOCK NUMBER	5
STREET ADDRESS	387 SUMMER GLEN DR.
COUNTY	MESA
GARAGE SQ. FT.	260
COVERED ENTRY SQ. FT.	98
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1379
LOT SIZE	5002.1 SQ. FT.
	FRONT 20'
SETBACKS USED	SIDES 5'
	REAR 10'

SCALE: 1" = 20'-0"

*4/20/01*  
*u*  
*u*  
*drive*