

FEE \$ 10.<sup>00</sup>  
 TCP \$ 1539.<sup>00</sup>  
 SIF \$ 400.<sup>00</sup>

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

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

Building Address 389 Summer Glen Drive  
 Parcel No. 2943-192-50-010  
 Subdivision Summer Glen  
 Filing \_\_\_\_\_ Block 5 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1116  
 Sq. Ft. of Lot / Parcel 7089.5  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1367  
 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 748-8500

**\*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 <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>RAD</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).

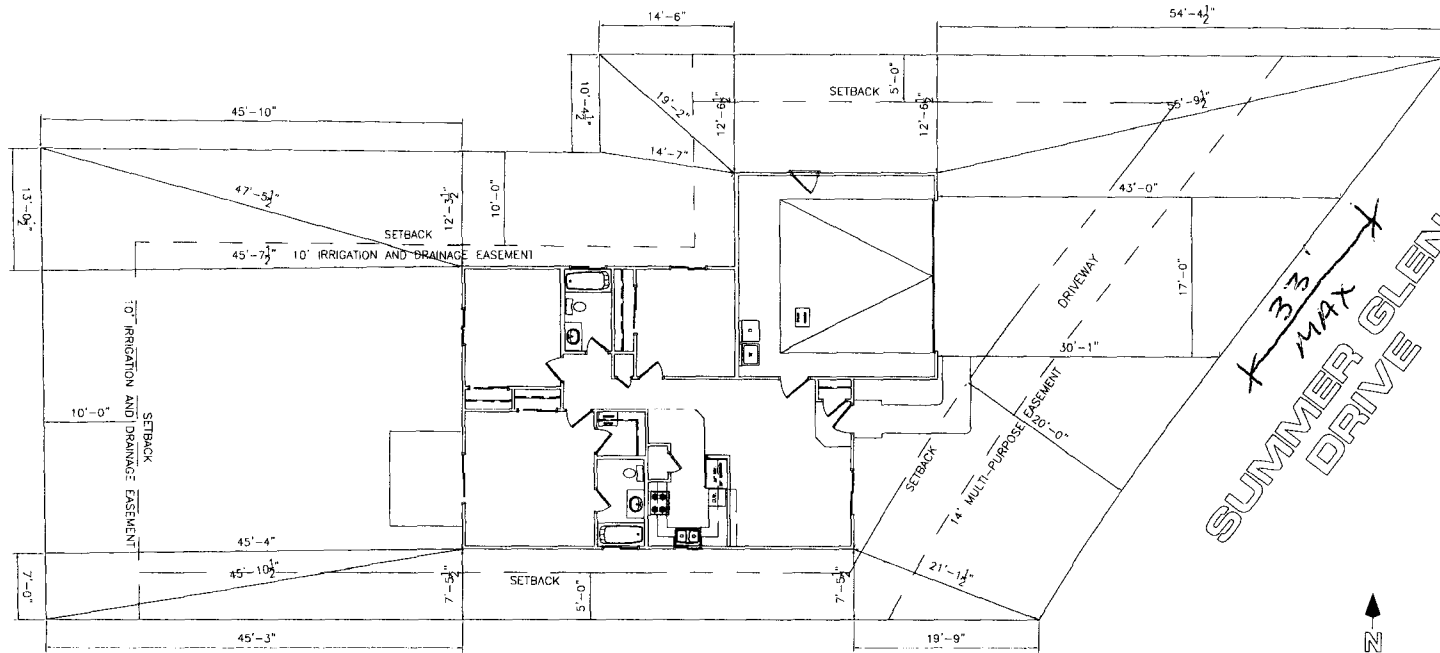
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

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

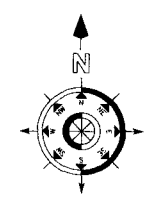
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>Per CG-VSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/14/06</u>

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 NA *Gayle Henderson*  
 ANY CHANGES OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. CONTACT THE CITY PLANNING  
 DEPARTMENT TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



*33'  
MAX*  
 SUMMER GLEN  
 DRIVE



SCALE: 1" = 20'-0"

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMER GLEN
PLAN NAME	OAKWOOD
FILING NUMBER	1
LOT NUMBER	10
BLOCK NUMBER	5
STREET ADDRESS	389 SUMER GLEN DR.
COUNTY	MESA
GARAGE SQ. FT.	469
COVERED ENTRY SQ. FT.	N/A
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1116
LOT SIZE	7089.5 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

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

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

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 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 AUTODYN. SEE SEPARATE DRAWINGS BY OTHERS  
 FOR ENGINEERING DATA.

*Final P&T  
 6/23/06*