

FEE \$	10.00
TCP \$	1510.00
SIF \$	292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 395 Summer Glen Drive No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. TBD 2943-192-00-1003 (PARTIAL) Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1136  
 Subdivision Summer Glen Sq. Ft. of Lot / Parcel 5324  
 Filing \_\_\_\_\_ Block 5 Lot 21 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1136  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Darter LLC  
 Address 786 Valley Ct.  
 City / State / Zip GT 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 GT CO 81505  
 Telephone 523-5555

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: Patio can not be enclosed

**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 RMF-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 [Signature]  
 (Engineer's Initials)

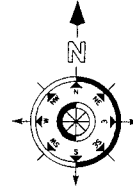
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 12/21/05  
 Department Approval NA Gaylen Henderson Date 1-13-06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18753  
 Utility Accounting [Signature] Date 1/13/06

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)



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

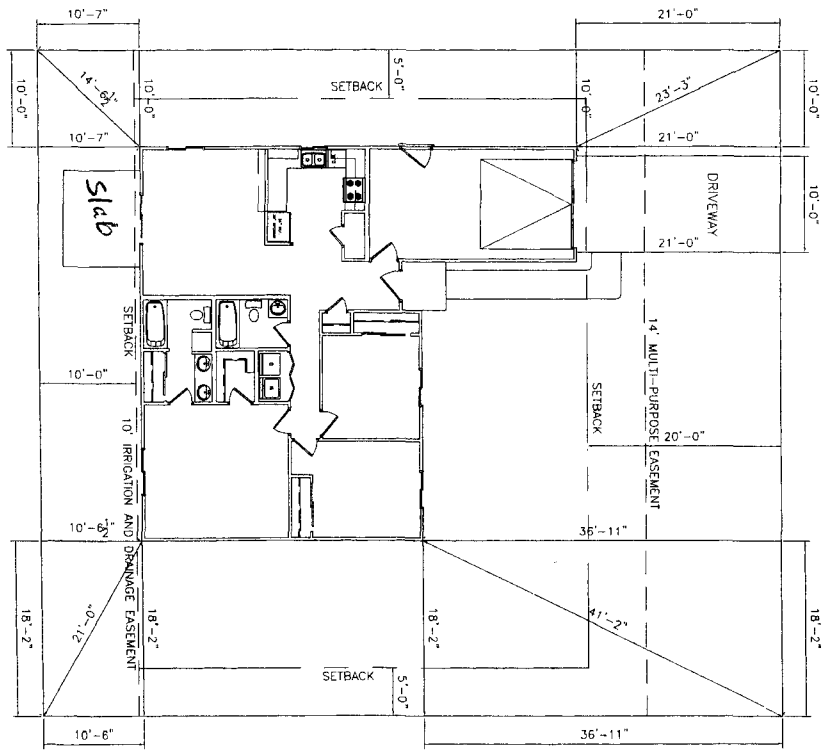
**NOTICE:**  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS  
 AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNER ACCEPTANCE OF THESE TERMS.  
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. 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
FILING NUMBER	1
LOT NUMBER	21
BLOCK NUMBER	5
STREET ADDRESS	395 SUMMER GLEN DR.
COUNTY	MESA
GARAGE SQ. FT.	255
COVERED ENTRY SQ. FT.	10
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1136
LOT SIZE	5,324.0 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SUMMER GLEN DRIVE



ACCEPTED *1/13/04*  
 ALL SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Drive*  
*or*  
 12/23/05