

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 1400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 393 1/2 Summer Glen Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. TBD 2943-192-00-163 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1436
 Subdivision Summer Glen Sq. Ft. of Lot / Parcel 5576
 Filing 1 Block 5 Lot 20 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1436
 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 523-5555

***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>20%</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>WJC as noted</u> (Engineer's Initials)	DATE <u>JAN 27 2006</u>	

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).

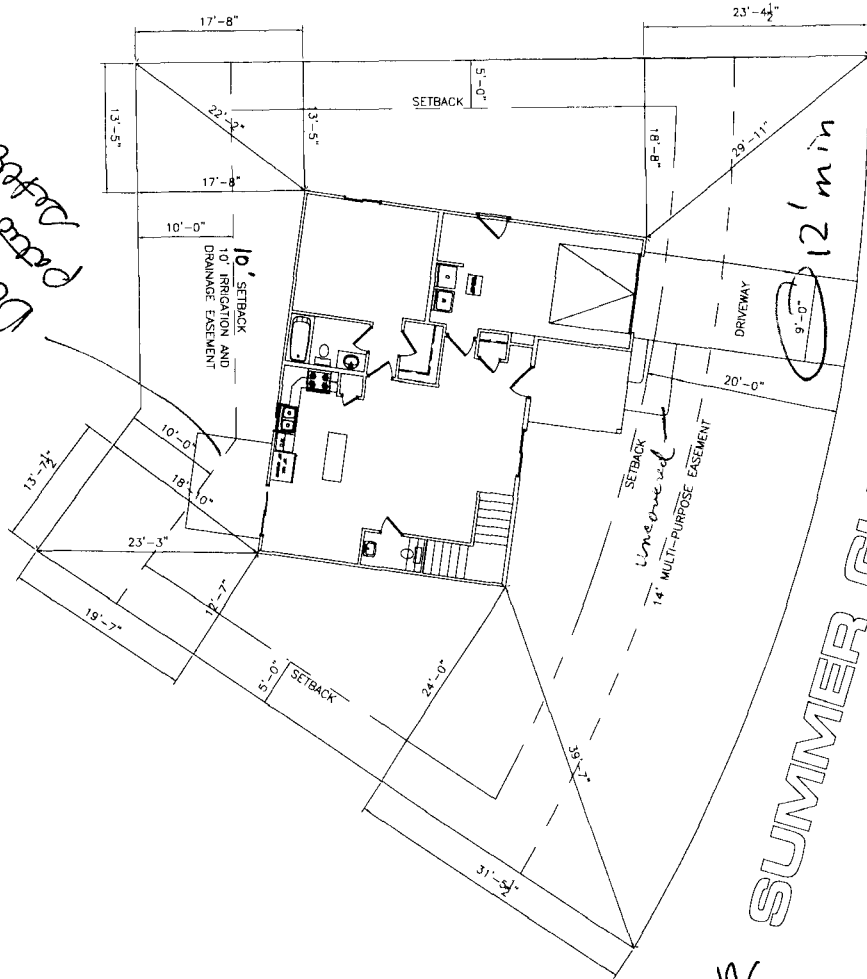
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] - Agent Date 1/25/06
 Department Approval [Signature] Date 1-27-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>8986</u>
Utility Accounting <u>[Signature]</u> Date <u>1/27/06</u>

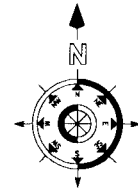
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Do not cover
patio or
setback area



drive on north
1/26/06

39 3/2 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 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 DRAINAGE 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	20
BLOCK NUMBER	5
STREET ADDRESS	393 1/2 SUMMER GLEN DR
COUNTY	MESA
GARAGE SQ. FT.	258
COVERED ENTRY SQ. FT.	84
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1436
LOT SIZE	5576.3 SQ. FT.
FRONT	20'
SIDES	5'
REAR	10'

SCALE: 1" = 20'-0"

1-27-06

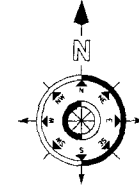
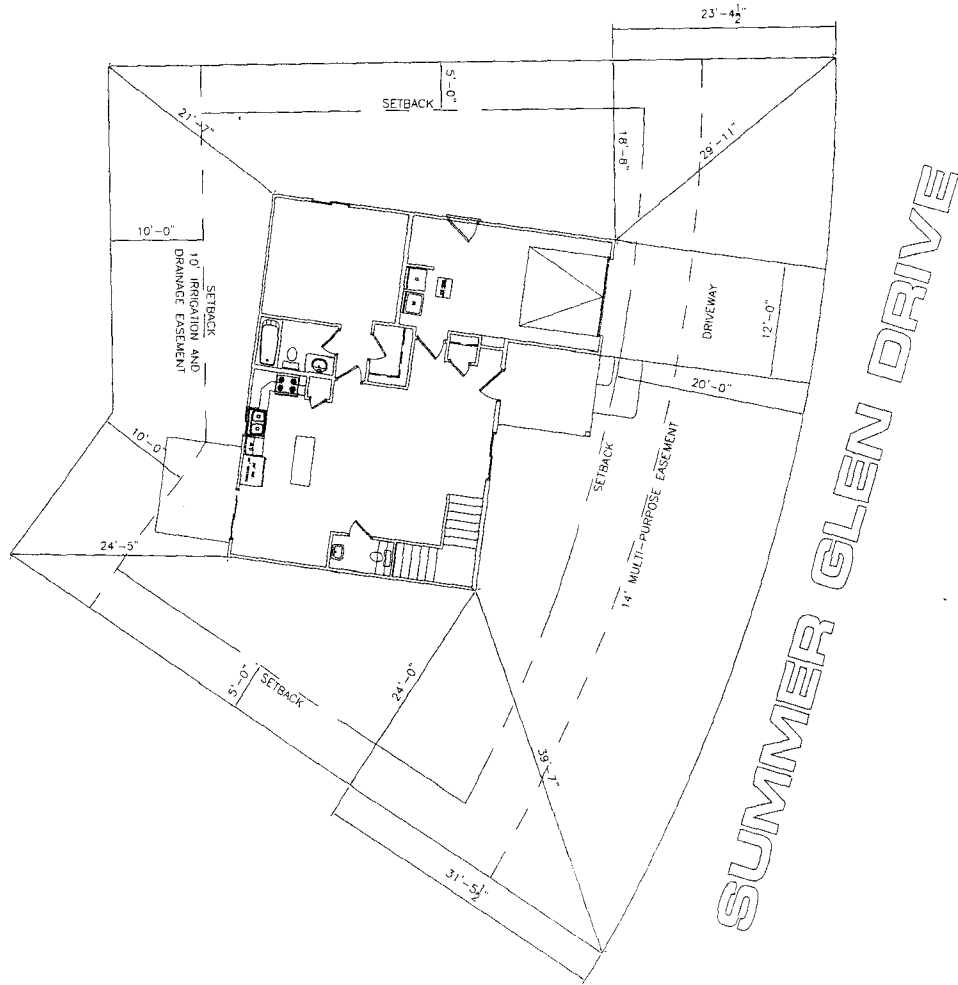
XV Gaylen Anderson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPARTMENT. THE CITY PLANNING
RESPONSIBILITY IS TO CLEARLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

3-24-06

Dayleer Handman

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT.
 LOCAL IRIGATION AND DRAINAGE EASEMENTS
 AND PROPERTY LINES.



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 TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMER GLEN
PLAN NAME	EVERGREEN
FILING NUMBER	1
LOT NUMBER	20
BLOCK NUMBER	5
STREET ADDRESS	393 1/2 SUMMER GLEN DR
COUNTY	MESA
GARAGE SQ. FT.	258
COVERED ENTRY SQ. FT.	84
COVERED PATIO SQ. FT.	N/A
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	SIDES 5'
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