

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2944 Sylvia Lane
 Parcel No. 2945-053-83-016
 Subdivision Forrest Run
 Filing 1 Block 1 Lot 16

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Brandon Bayne
 Address 202 North Ave #164
 City / State / Zip Grand Jct. CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Snow River LLC
Infinity Builders
 Address 202 North Ave #164
 City / State / Zip Grand Jct. CO 81501
 Telephone 248-9708

***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 RMF-5
 SETBACKS: Front 20' from property line (PL)
 Side 5' from PL Rear 25' from PL
 Maximum Height of Structure(s) 35'
 Voting District D Driveway Location Approval U
 (Engineer's Initials)

Maximum coverage of lot by structures 60%
 Permanent Foundation Required: YES X NO _____
 Parking Requirement 2
 Special Conditions _____

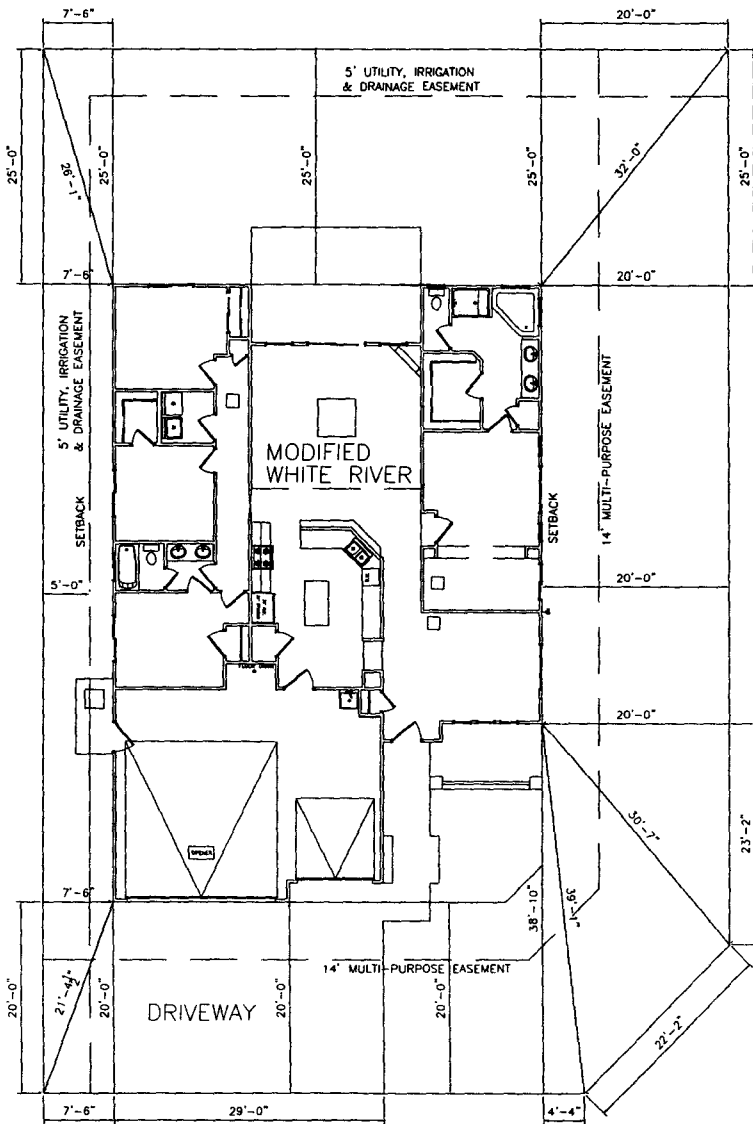
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 McCune D. Roth Date 5-11-06
 Department Approval Adam Elser Date 5-11-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.
 Utility Accounting Date

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)



SYLVIA LANE

SCALE: 1/16" = 1'-0"

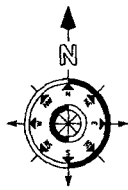
MOUNT JULIAN DR.

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

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

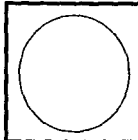
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.



SITE PLAN INFORMATION	
SUBDIVISION NAME	FORREST RUN SUBDIVISION
FILING NUMBER	1
LOT NUMBER	16
STREET ADDRESS	2944 SYLVIA LANE ✓
COUNTY	MESA
GARAGE SQ. FT.	634 SF
LIVING SQ. FT.	1920 SF
LOT SIZE	7961 SF
FRONT SETBACKS USED	20'
SIDES SETBACKS USED	5'
REAR SETBACKS USED	25'

MA Adam Oko 3/20/06
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. LOCAL ORDINANCES AND REGULATIONS.

Autodraft
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



INFINITY BUILDERS
 LOT 16

Drawn By
AUTODRAFT
 FILE NAME
 DATE
 03-24-06
 SCALE
 1/8" = 1'-0"
 SHEET
SITE