

FEE \$	10.00
TCP \$	39.00
SIF \$	168.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 325 S. Redlands RD No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-223-12-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4800
 Subdivision Leah Maria's Sq. Ft. of Lot / Parcel 4 acres
 Filing _____ Block _____ Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 26'

OWNER INFORMATION:

Name John Bennett
 Address 2072 Zandance Ct
 City / State / Zip GRAND TCT. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name John Bennett
 Address 2072 Zandance Ct
 City / State / Zip GRAND TCT. CO 81503
 Telephone 734-0808

***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>R8F-E</u>	Maximum coverage of lot by structures <u>1570</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>A</u> NO _____
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Fire Dept driveway approval required</u>
Voting District _____	Driveway Location Approval <u>UC</u> CULVERT REQ'D
(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 John Bennett Date 7-18-06
 Department Approval [Signature] Date 12/18/06 3/21/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer available yet.</u>
Utility Accounting <u>[Signature]</u>	Date <u>Septic to be approved by man. County</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) 3/21/07

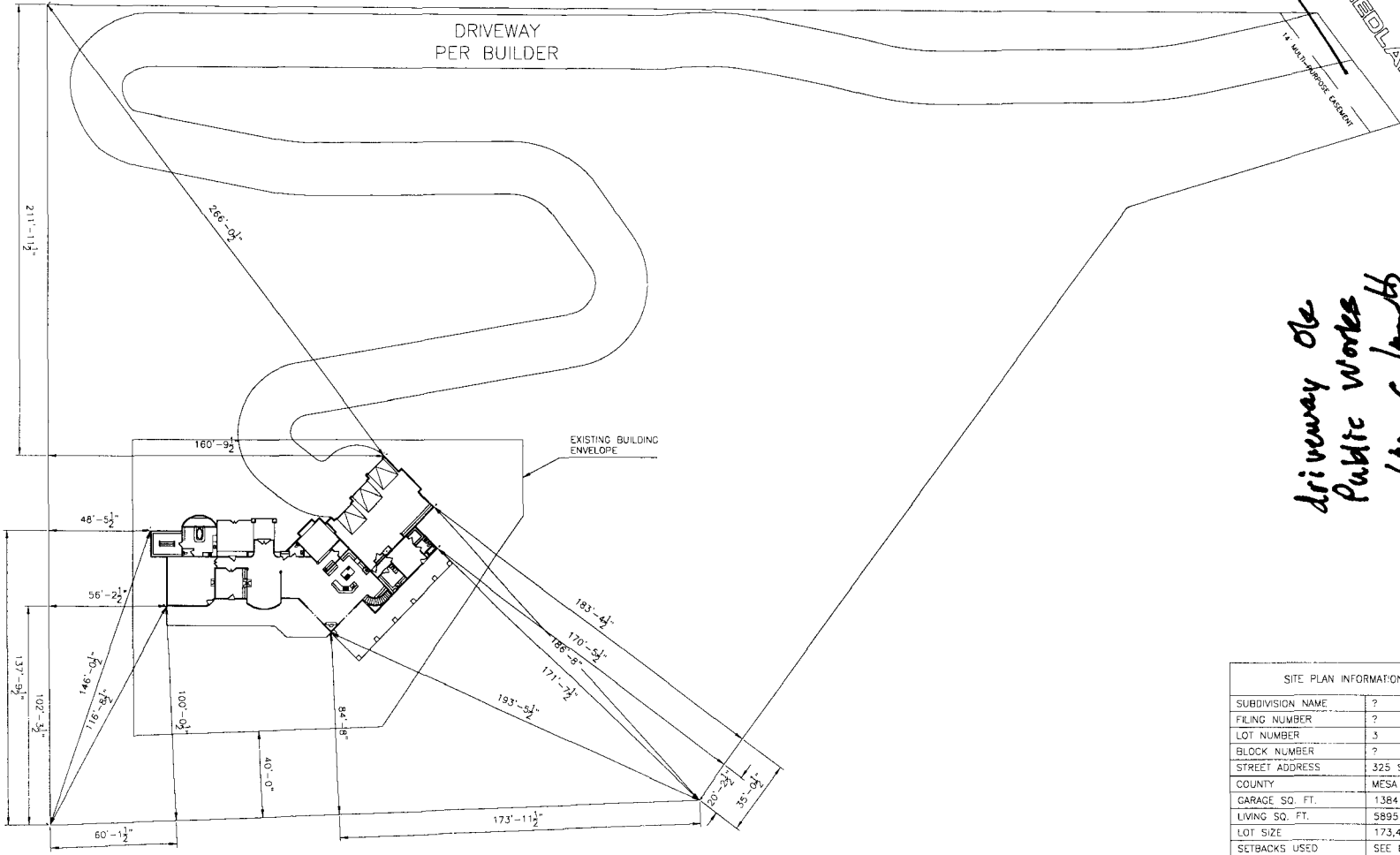
NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

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

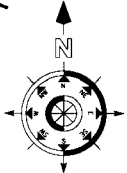
NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS
 AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. 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.

min
12" W
culvert City
Standards
 SOUTH REDLANDS ROAD
 12/18/06
 3/10/07



Driveway Ok
Public Works
Low c limits
 12/18/06



SITE PLAN INFORMATION	
SUBDIVISION NAME	?
FLING NUMBER	?
LOT NUMBER	3
BLOCK NUMBER	?
STREET ADDRESS	325 S. REDLANDS ROAD
COUNTY	MESA
GARAGE SQ. FT.	1384 SF
LIVING SQ. FT.	5895 SF
LOT SIZE	173,470 SF/3.98 ACRES
SETBACKS USED	SEE BUILDING ENVELOPE

SCALE: 1"=30'-0"

OUR SQUARE FOOTAGE ON THE LOT
 DIFFERS FROM FILE PROVIDED.
 ALL LINE LENGTHS ARE
 THE SAME THOUGH.