

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

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

Building Address 2942 Sylvia Lane  
 Parcel No. 2943-053-83-015  
 Subdivision Forrest Run  
 Filing 1 Block 1 Lot 15

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1781  
 Sq. Ft. of Lot / Parcel 6696  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2242  
 Height of Proposed Structure 18

**OWNER INFORMATION:**

Name Randy Scott  
 Address 772 Glen Ct #10  
 City / State / Zip Grand Jct CO 81506

**APPLICANT INFORMATION:**

Name owner  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 216-5189

**DESCRIPTION OF WORK & INTENDED USE:**

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

**\*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**

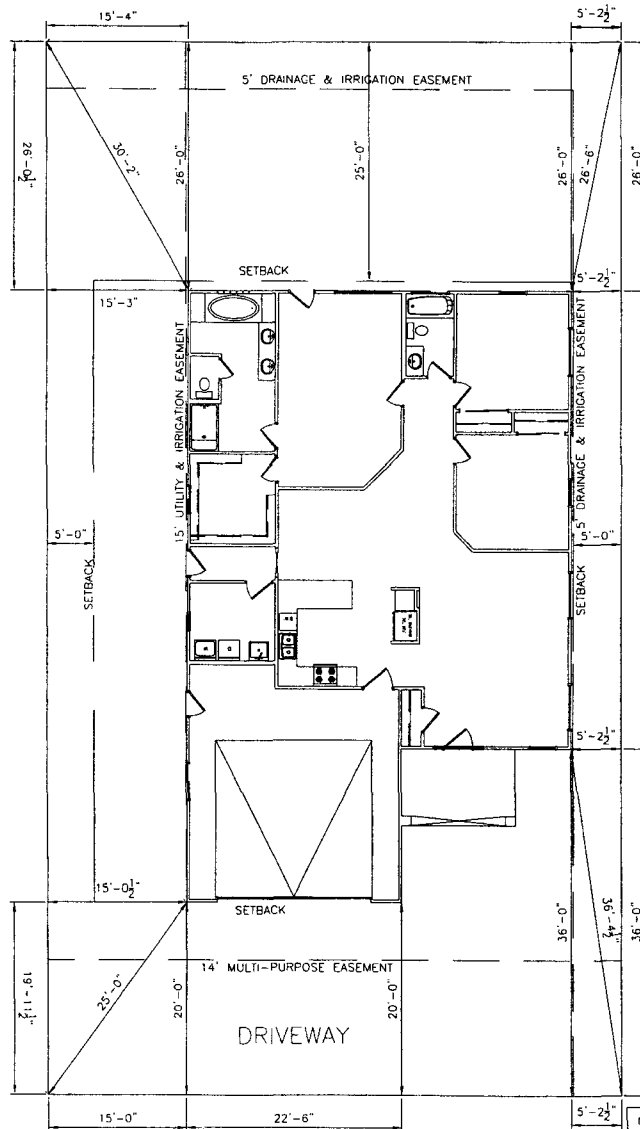
ZONE <u>KRF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>D</u>	Driveway Location Approval <u>NS</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 Maeanie York Date 3-14-07  
 Department Approval D.R. Wendy Spurr Date 3/28/07

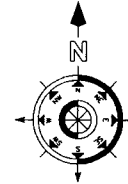
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20071</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/28/07</u>		



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

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



SITE PLAN INFORMATION	
SUBDIVISION NAME	FOREST RUN
FILING NUMBER	1
LOT NUMBER	15
BLOCK NUMBER	?
STREET ADDRESS	? SYLVIA LANE
COUNTY	MESA
GARAGE SQ. FT.	523 SF
LIVING SQ. FT.	1781 SF
LOT SIZE	6696 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

ACCEPTED *G.H. Judson Rice*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**RECEIVED**  
MAR 28 2007  
COMMUNITY DEVELOPMENT DEPT.

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.

2942 SYLVIA LANE

SCALE: 1" = 20'-0"