

FEE \$	10 <sup>00</sup>
TCP \$	1589 <sup>00</sup>
SIF \$	460 <sup>00</sup>

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 698 Tilman Dr.  
 Parcel No. 2945-021-27-007  
 Subdivision Little Creek  
 Filing 1 Block 1 Lot 7

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2571  
 Sq. Ft. of Lot / Parcel 9410  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3302  
 Height of Proposed Structure 22

**OWNER INFORMATION:**

Name Scott Homes  
 Address 772 Glen Ct. #10  
 City / State / Zip CO CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name owner  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 216-589

**\*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>R-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 <u>Site specific engineered foundation required</u>
Voting District <u>B</u> Driveway Location Approval <u>JAR</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).

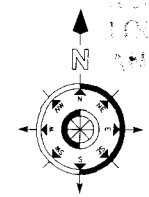
Applicant Signature Melanie Dyrdek Date 5-23-07  
 Department Approval JAR Gaylen Henderson Date 5/31/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>5/31/07</u>
Utility Accounting <u>Kate Libbey</u>	Date <u>5/31/07</u>	<u>20310</u>	

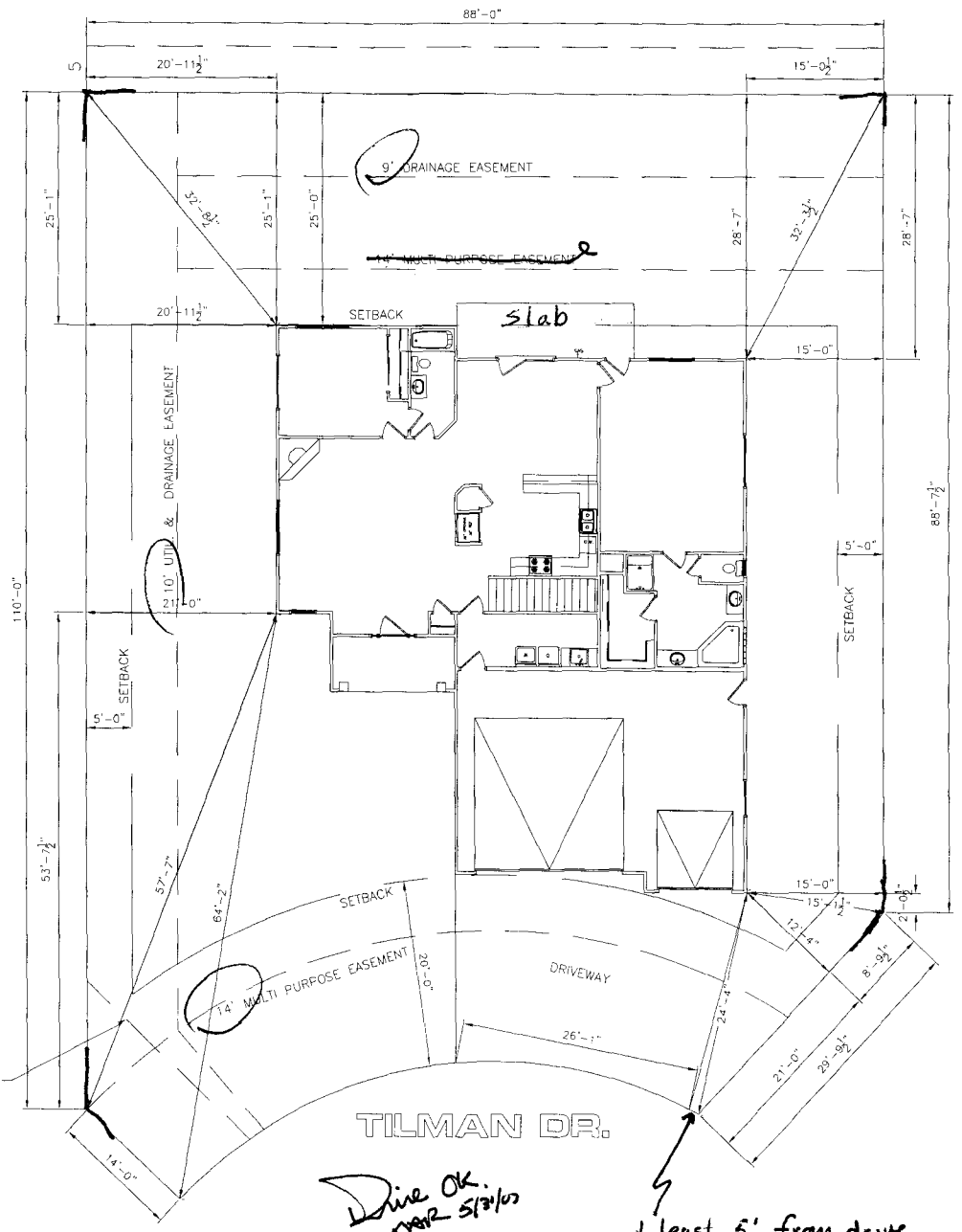
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

5-30-07

JR2 Kylee Henderson



100' E.A. EASEMENT  
(N) PROPERTY LINES



SITE PLAN INFORMATION	
SUBDIVISION NAME	LITTLE CREEK
FILING NUMBER	?
LOT NUMBER	7
BLOCK NUMBER	?
STREET ADDRESS	698 TILLMAN DRIVE
COUNTY	MESA
GARAGE SQ. FT.	727 SF
COVERED ENTRY SQ. FT.	84 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	2571 SF
LOT SIZE	9410 SF
SETBACKS USED	FRONT 20' SIDES 5' & 10' REAR 25'

SCALE: 1" = 20'-0"

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

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

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

- NOTICE:**
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  - ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
  - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  - THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

10' INGRESS/EGRESS EASEMENT, 10' EACH SIDE OF LOT LINE

*Drive OK. START 5/31/07*

*at least 5' from drive to prop. line*