FEE $ 10—	
TCP $ 1589—	
SIF $ 460—	

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

BLDG PERMIT NO.

Building Address **307 Carriage Hills Ct.**

Parcel No. **2945-244-46-002**

Subdivision **Carriage Hills**

Filing _____ Block **2** Lot **2**

No. of Existing Bldgs **0**　　No. Proposed **1**

Sq. Ft. of Existing Bldgs _____　Sq. Ft. Proposed **1993**

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name **Escalante Builders, LLC**

Address **818 Montclair Drive**

City / State / Zip **Palisade, CO 81526**

DESCRIPTION OF WORK & INTENDED USE:
- [X] New Single Family Home (*check type below)
- [ ] Interior Remodel　[ ] Addition
- [ ] Other (please specify): _____

APPLICANT INFORMATION:

Name **Escalante Builders, LLC**

Address **818 Montclair Drive**

City / State / Zip **Palisade, CO 81526**

Telephone **970-464-1284**

***TYPE OF HOME PROPOSED:**
- [X] 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 **R-8**

SETBACKS: Front **20'** from property line (PL)

Side **5'** from PL　　Rear **10'** from PL

Maximum Height of Structure(s) **35'**

Voting District **E**　Driveway Location Approval **PH**
(Engineer's Initials)

Maximum coverage of lot by structures **70%**

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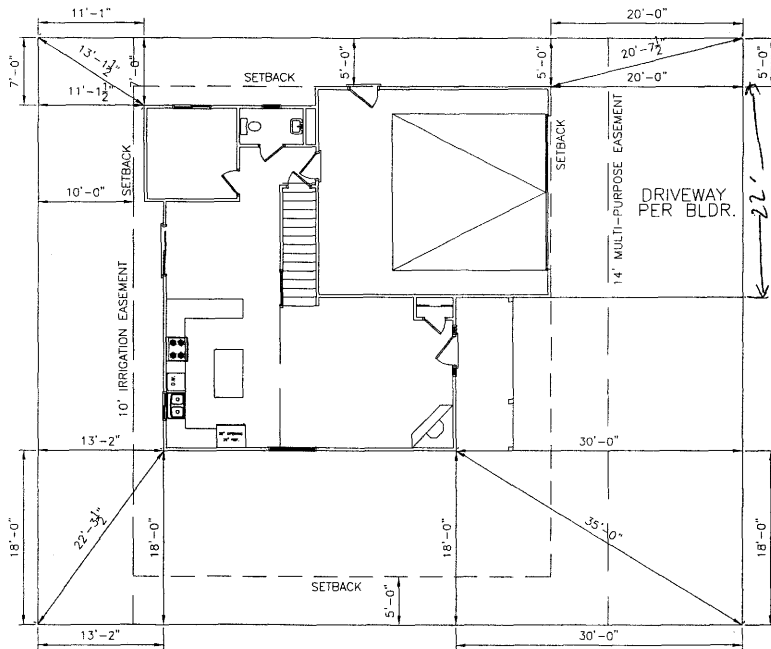
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature **Margaret C. Cox**　　Date **2-25-08**
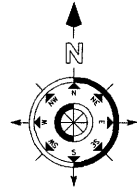
Department Approval **PH Paul Hohnbeck**　　Date **2 27-08**

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. **20907**
Utility Accounting		Date **2/27/08**	

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)*

ACCEPTED ~~PD Paul Hornback~~
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

11'-1"   20'-0"

7'-0"
13'-11"
11'-1½"   SETBACK   5'-0"   5'-0"   20'-7½"   5'-0"

SETBACK

10'-0"

SETBACK

14' MULTI-PURPOSE EASEMENT   20'-0"   20'-0"

DRIVEWAY
PER BLDR.

22'   DRIVE OK
Psk 4/27/08

10' IRRIGATION EASEMENT

13'-2"   30'-0"

18'-0"
22'-3½"
18'-0"   18'-0"   35'-0"   18'-0"

SETBACK   5'-0"

13'-2"   30'-0"

N

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:
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.

SITE PLAN INFORMATION	
SUBDIVISION NAME	CARRIAGE HILLS
FILING NUMBER	N/A
LOT NUMBER	2
BLOCK NUMBER	2
STREET ADDRESS	307 CARRIAGE HILLS COURT
COUNTY	MESA
GARAGE SQ. FT.	540 SF
COVERED ENTRY SQ. FT.	86 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1993 SF
LOT SIZE	4522 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

SCALE: 1"=20'-0"