

FEE \$	10 <sup>-</sup>
TCP \$	2554 <sup>00</sup>
SIF \$	460 <sup>00</sup>

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

Building Address 3053 Kalinda Tr  
 Parcel No. 2943-164-22-005  
 Subdivision River Run  
 Filing NA Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1297  
 Sq. Ft. of Lot / Parcel 5731 sq ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2317 sq ft **40%**  
 Height of Proposed Structure 17

**OWNER INFORMATION:**

Name Darter LLC  
 Address 786 Valley Ct  
 City / State / Zip Grand Jct Co 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**PAID**

**JAN 27 2009**

**APPLICANT INFORMATION:**

Name Grace Homes  
 Address 786 Valley Ct  
 City / State / Zip Grand Jct Co 81505  
 Telephone 248-8511

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: Patio in setback must remain uncovered  
Engineered foundation required

**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 PLANNING STAFF			
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>45% 70%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <input checked="" type="checkbox"/>		
Voting District <u>C</u> Driveway Location Approval _____ (Engineer's Initials)	Special Conditions <u>Engineered foundation required</u>		

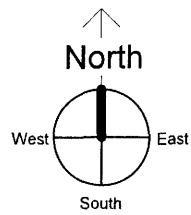
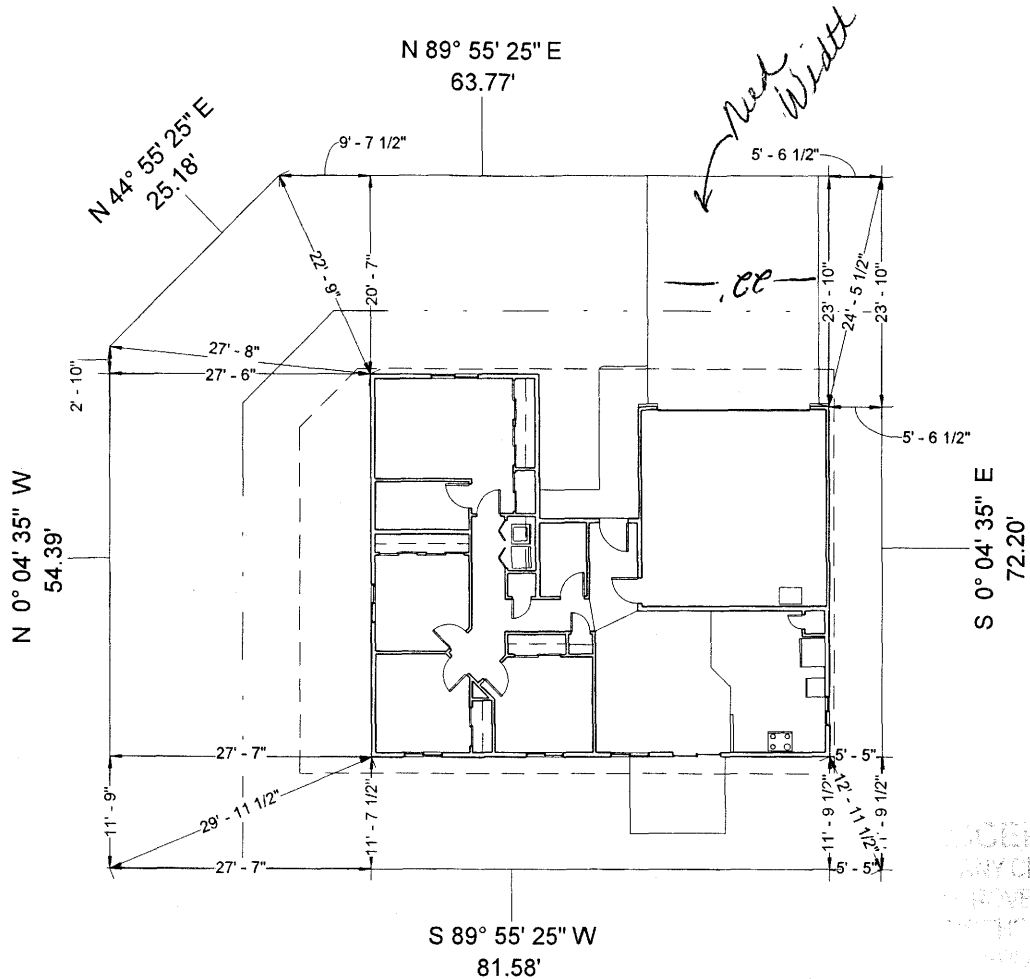
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 [Signature] for Grace Homes Date 1-14-09  
 Planning Approval WJ Lydin Reynolds Date 1-16-09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21375</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/27/09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



# Site & Plan Information

## 3053 Kalinda Tr.

Subdivision	River Run	
Plan Name	1297	
Filing Number	1	
Block Number	2	
Lot Number	5	
County	Mesa	
Setbacks Used	Front	<del>18</del> 20'
	Side	5
	Rear	25' 10'

### Sqft Information

Living Sqft	1297
Garage Sqft	413
Lot Size	5,731 Sqft

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

- 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
  - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS
  - THIS PLAN HAS NOT BEEN ENGINEERED. 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

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

ACCEPTED: *Wendy Spurr*  
 ANY CHANGES OF PERMITS MUST BE APPROVED BY THE CITY PLANNING DIVISION.  
 THE CITY DOES NOT GUARANTEE THE ACCURACY OF THIS PLAN.  
 PREPARED BY: [Signature]

----- Setback Lines  
 \_\_\_\_\_ 14' Multi-Purpose Easement

Flatwork Schedule	
Room Name	Area

Driveway	433 SF
Patio	82 SF
Sidewalk	92 SF
	607 SF

1 Site Plan  
 1" = 20'-0"