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

BLDG PERMIT NO. _____

Building Address 384 Kathleen Circle
 Parcel No. 2943-192-49-005
 Subdivision Summer Glen
 Filing _____ Block 4 Lot 5

No. of Existing Bldgs 1 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 1342 ¹⁴³⁶ Sq. Ft. Proposed 304
 Sq. Ft. of Lot / Parcel 6562
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2546
 Height of Proposed Structure 8'6"

OWNER INFORMATION:

Name RUSSEL CLAYSHULTE/LORETTA ZERBE
 Address 384 KATHLEEN CIRCLE
 City / State / Zip GRAND JUNCTION CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): SUN ROOM
attached to principal structure dimensions 8' x 38'

APPLICANT INFORMATION:

Name PATIO ENCLOSURES INC.
 Address 6776 E. 47th AVE DRIVE
 City / State / Zip DENVER CO 80216
 Telephone 303-293-9707

- *TYPE OF HOME PROPOSED:
- Site Built
 - Manufactured Home (HUD)
 - Other (please specify): _____
 - Manufactured Home (UBC)

NOTES: No WTR/SWR changes

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 R8 Maximum coverage of lot by structures 70
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District E Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

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).

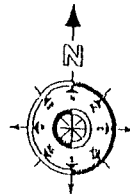
Applicant Signature [Signature] Date 6-11-09
 Planning Approval [Signature] Date 6/16/09

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No <u>NO WTR/SWR changes</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/16/09</u>		

ACCEPTED

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.

6/16/09



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

NOTES:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS FROM AN EXISTING PLAN.
2. USE OF LOTS FROM CONVEYANCE RECORD AND ON SOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE NOTED.
4. NUMBER LOTS OR DIMENSIONS TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS BEEN ENGINEERED BY AUTOMATIC, USE ELEVATION DIMENSIONS BY OTHERS FOR ENGINEERING DATA.

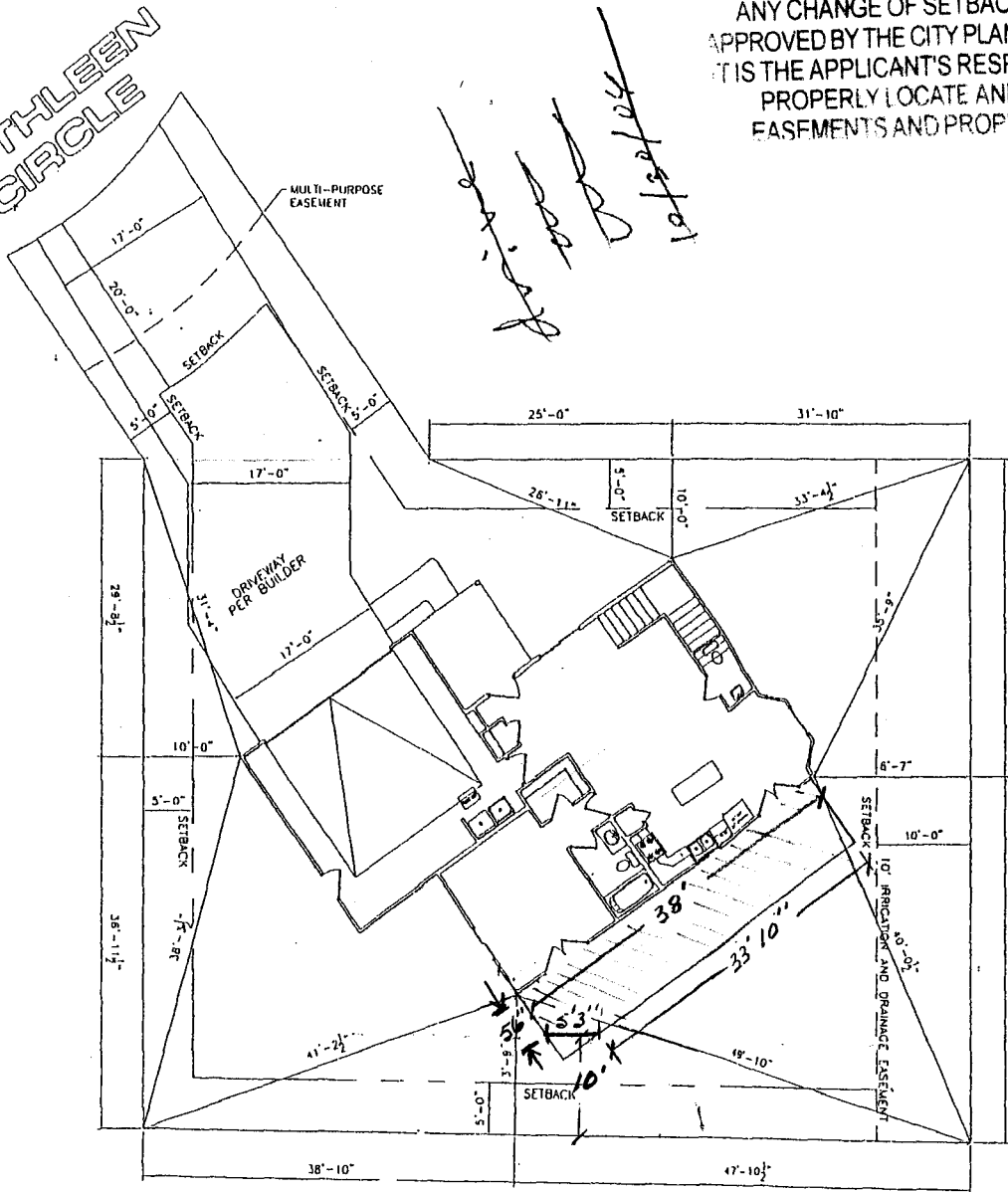
NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

SITE PLAN INFORMATION

SUBDIVISION NAME	SUMMER GLEN
PLAN NAME	EVERGREEN
FILING NUMBER	1
LOT NUMBER	5
BLOCK NUMBER	4
STREET ADDRESS	384 KATHLEEN CIRCLE
COUNTY	MESA
GARAGE SQ. FT.	474
COVERED ENTRY SQ. FT.	84
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1436
LOT SIZE	6668.2 SQ. FT.
SETBACKS USED ¹	FRONT 20' SIDES 5' REAR 10'

SCALE: 1" = 20'-0"

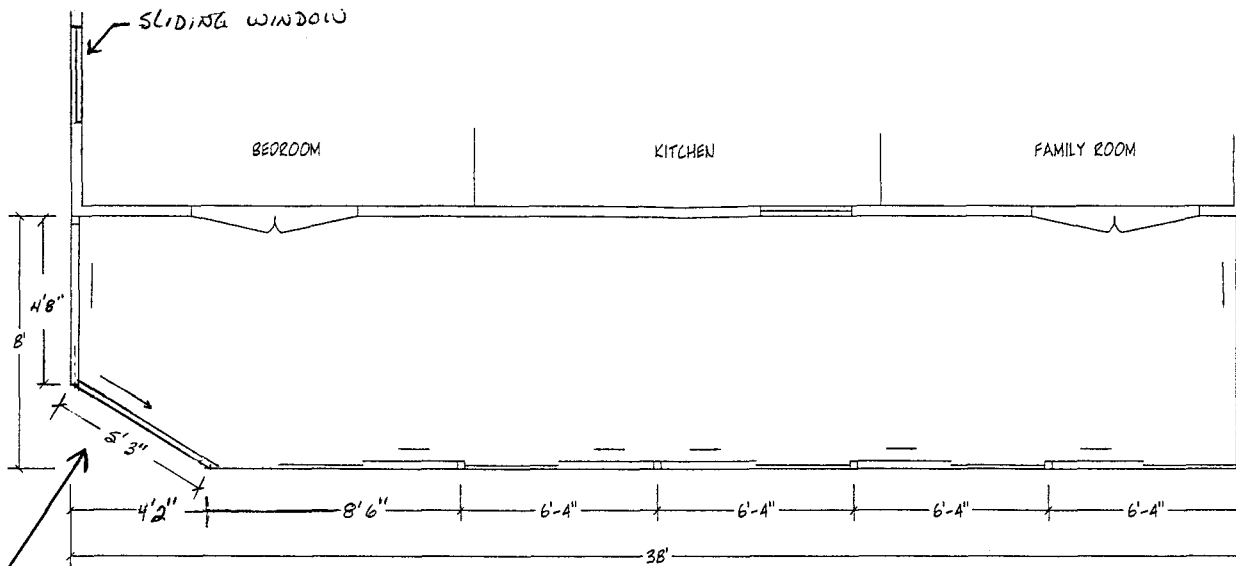


KATHLEEN CIRCLE

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.


ACCEPTED *clm* 6/16/09
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EGRESS R.O.:
 20" X 46"



FLOOR PLAN

* NEW DESIGN CHANGE : ANGLED WALL TO MAINTAIN 10' REAR SETBACK.

THIS DRAWING IS THE PROPERTY OF PATIO ENCLOSURES, INC. ALL RIGHTS RESERVED. DUPLICATION OF THIS DRAWING IN ANY FORM IS NOT PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATIO ENCLOSURES, INC.	DRAWN VJG	 6776 E. 47th AVE. DR. DENVER, CO. 80216 (303) 293-9707	R. CLAYSHULTE 384 KATHLEEN CIRCLE GRAND JUNCTION, CO. 81501 303-751-7144	
	DATE 04-20-09			JOB NO. 36593
	SCALE 1/4" = 1'-0"			