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

BLDG PERMIT NO.

56735-0

Building Address 2519 Buchanan Dr.
 Parcel No. 2945-032-10-022
 Subdivision Colonial Heights
 Filing 3 Block 2 Lot 22

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1580 Sq. Ft. Proposed 96
 Sq. Ft. of Lot / Parcel 7355
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~ 2400
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name Darwin Scott
 Address Same
 City / State / _____

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed JUL 14 2010

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / _____
 Telephone (970) 234-0507

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Site built shed

NOTES: 6'x16' Shed (against house but not attached.)
No water, No Electrical

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-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES <u>NO</u>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____
Voting District _____ 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 Darwin L. Scott Date 7/14/10
 Planning Approval Pat Dunlap Date 7/14/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water/sewer</u>
Utility Accounting <u>Carroll Bo</u>	Date <u>7/14/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Pat Demko* 7/14/10

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.

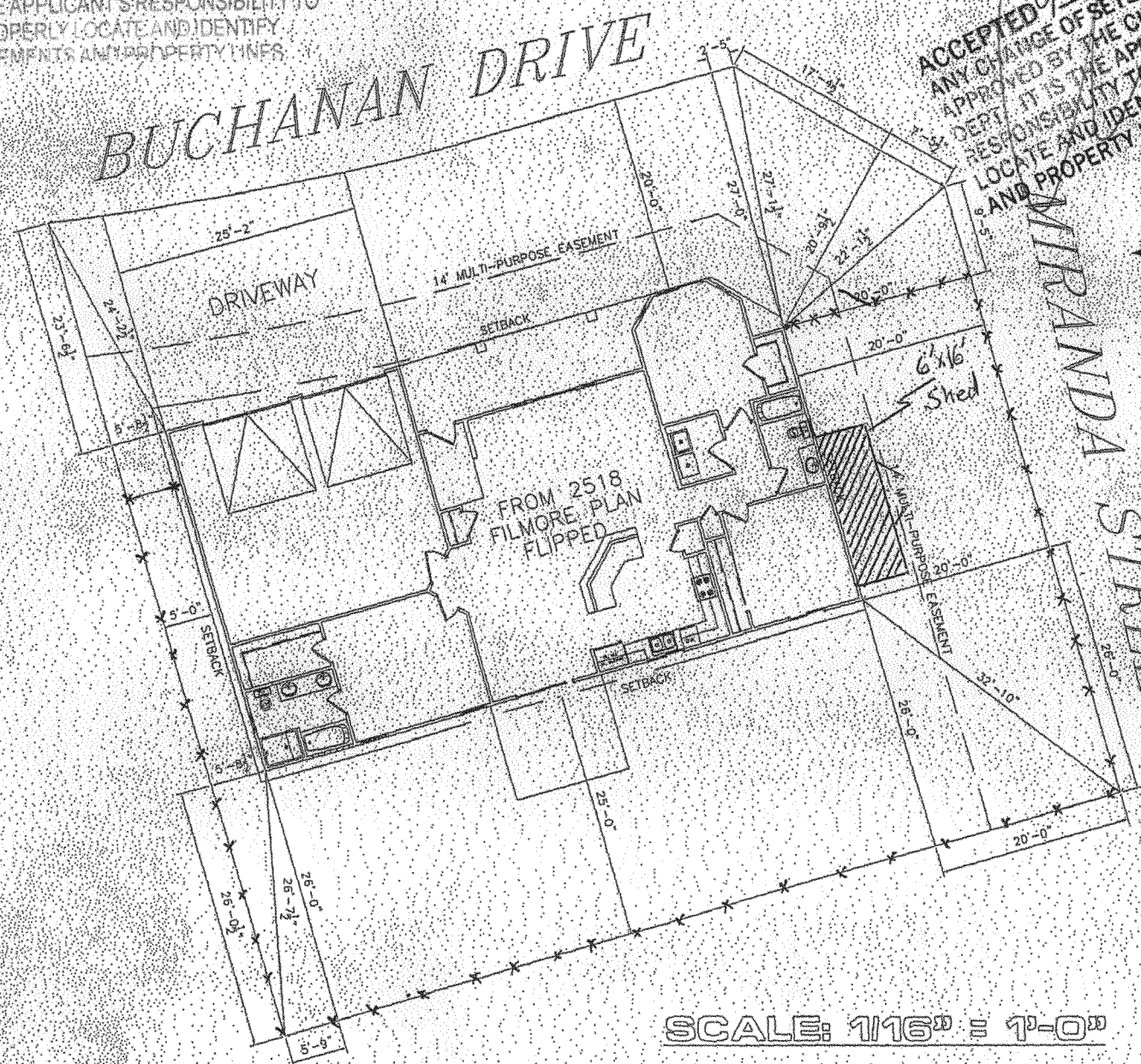
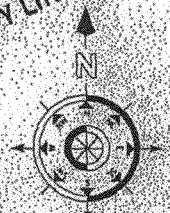
ACCEPTED *Nick Mason* 7/14/10

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BUCHANAN DRIVE

MIRANDA STREET

*drive
etc
6-5
5/21/10*



SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS - FILING 3
LOT NUMBER	22
BLOCK NUMBER	2
STREET ADDRESS	2519 BUCHANAN DRIVE
COUNTY	MESA
HOUSE SQ. FT.	1580 SF
LOT SIZE	7355 SF
SETBACKS USED	FRONT: 20'
	SIDES: 5'
	REAR: 25'

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.

SCALE: 1/16" = 1'-0"