

FEE \$	10 <sup>00</sup>
TCP \$	2554 <sup>35</sup>
SIF \$	460 <sup>00</sup>

# PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

PCN-2011-580  
map 36097

Building Address 483 583 SPOON CT #507  
 Parcel No. 2947-271-58-020  
 Subdivision FAIRWAY VILLAS  
 Filing 1 Block 1 Lot 20

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2800  
 Sq. Ft. of Lot / Parcel ~~8025~~ 8058.6  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3844  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name SCOTT HOMES  
 Address 698 TILMAN DR  
 City / State / GRAND JCT, CO

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name RANDY SCOTT  
 Address 698 TILMAN DR #506  
 City / State / GRAND JCT, CO  
 Telephone 970 / 210-9208

**\*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 PLANNING STAFF**

ZONE PD (R-8 default) Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 4-1 Parking Requirement 2  
 Voting District A Driveway Location Approval PD 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 Randy Scott Date 12/18/2010  
 Planning Approval PD [Signature] Date 12/23/10

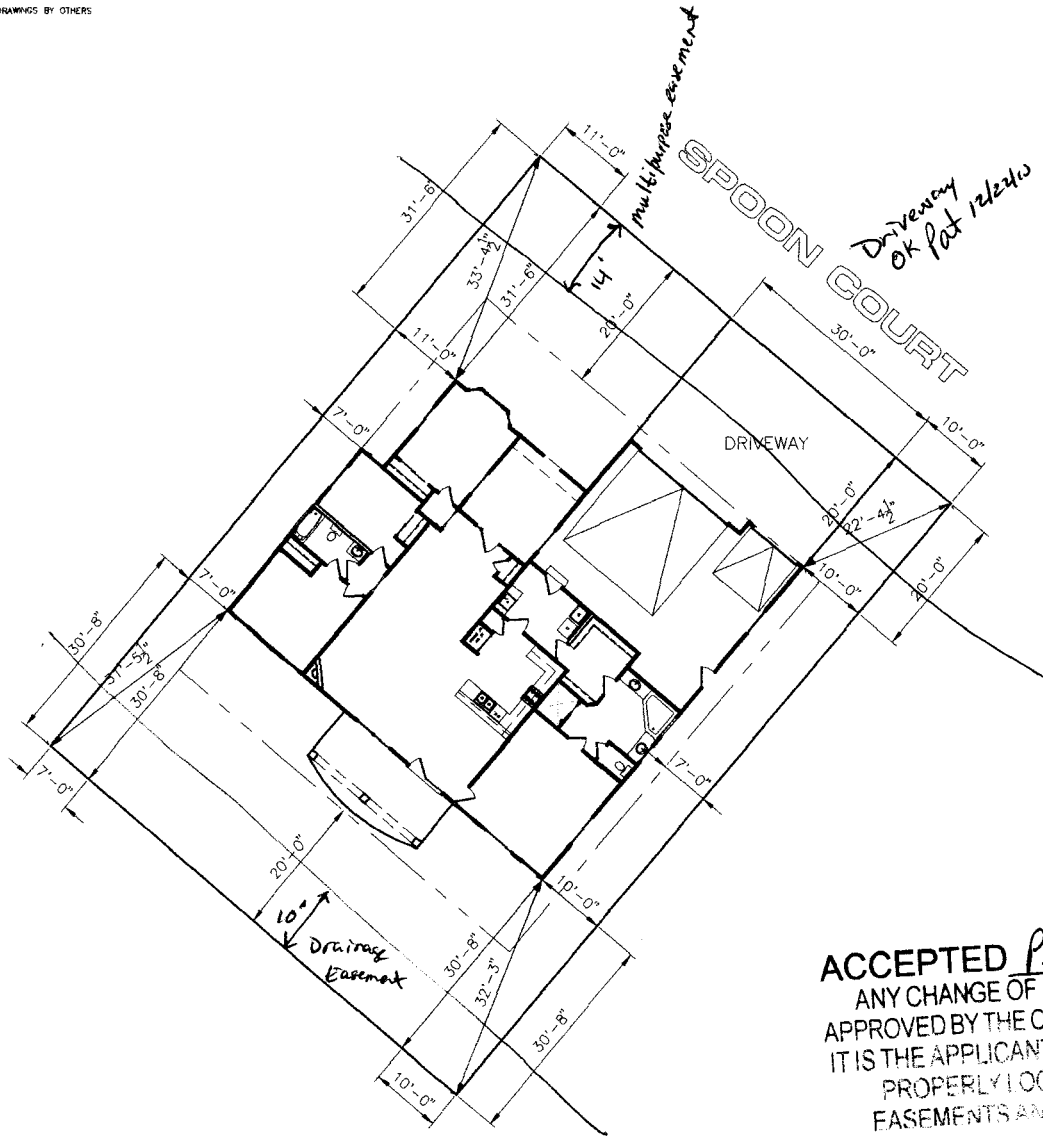
Additional water and/or sewer tap fee(s) are required: YES 0 NO \_\_\_\_\_ W/O No. 21823  
 Utility Accounting [Signature] Date 12/30/10

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)

N 4

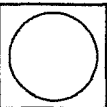
NOTICE:

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 OTHERWISE 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.



**ACCEPTED** *PO Pat Dine 12/24/10*  
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.

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	



RANDY SCOTT  
FAIRWAY VILLAS LOT 20 BLOCK 1

DRAWN BY	AUTODRAFT
FILE NAME	CAD FILE
DATE	12-17-10
SCALE	1/8" = 1'-0"
SHEET	SHEET

**SHEET 1**