

FEE \$	- 100
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Building Address 2053 Baseline Rd.
Parcel No. 2947-151-52-001
Subdivision Independence Ranch
Filing 10 Block 1 Lot 1

No. of Existing Bldgs 0 Proposed 1
Sq. Ft. of Existing Bldgs 0 Proposed 3356
Sq. Ft. of Lot / Parcel 305 Acres
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,000 sq. ft.

OWNER INFORMATION:

Name BENNETT Construction
Address 687 Cuecanti Circle
City / State / Zip GRAND Jct. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name John Bennett
Address 687 Cuecanti Circle
City / State / Zip GRAND Jct, CO 81503
Telephone 234-0808 241-0795

***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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Geotechnical report - Irrigation should be kept to minimum on sloped lots</u>
Voting District <u>"A"</u> Driveway Location Approval _____ (Engineer's Initials)	

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 John Bennett Date 2-5-04

Department Approval DH. Gayles Henderson Date 2-11-04

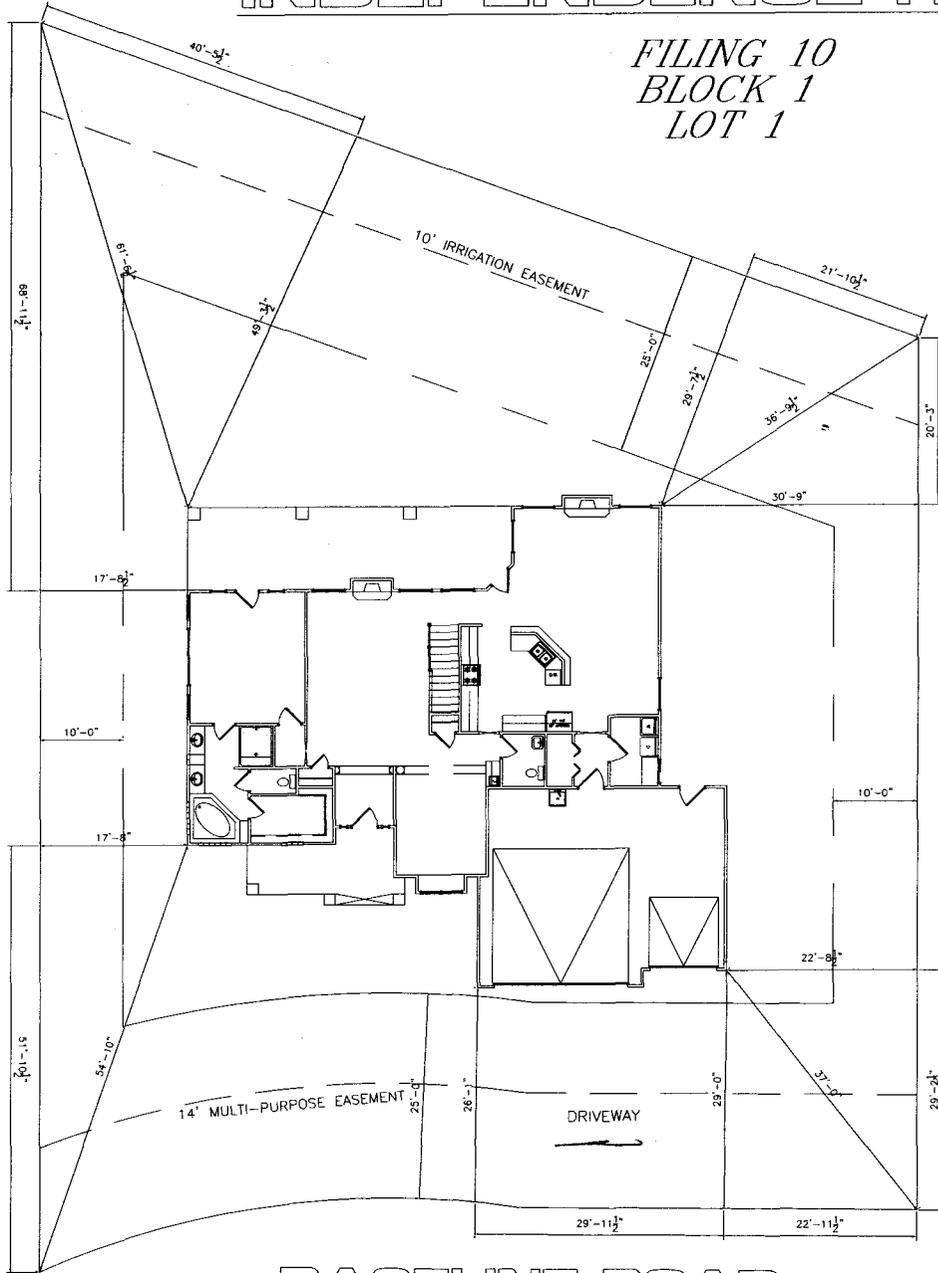
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17007</u>
Utility Accounting <u>D. Anauer</u>	Date <u>2/11/04</u>		

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)

ER TO VERIFY ALL DETAILS
 HOME OWNERS ACCEPTANCE OF THESE TERMS.
 LESS OTHER WISE NOTED.
 AND EASEMENTS.
 FT. SEE SEPARATE DRAWINGS BY OTHERS

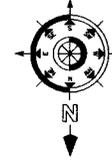
INDEPENDENCE RANCH

FILING 10
 BLOCK 1
 LOT 1



BASELINE ROAD

SCALE: 1/8" = 1'-0"



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

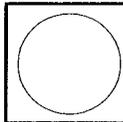
SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
LOT NUMBER	1
BLOCK NUMBER	1
FILING NUMBER	10
STREET ADDRESS	?
COUNTY	MESA
HOUSE LIVING SQ. FT.	2664
LOT SIZE	.305 ACRES (13184.8918 SF)
SETBACKS USED	FRONT 25'
	SIDES 10'
	REAR 25'

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

*Drawn OK
 Bob Downs
 2-6-04*

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

AUTO DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



BENNETT CONSTRUCTION
 INDEPENDENCE RANCH
 FILING 10- BLOCK 1, LOT 1

DRAWN BY	AUTODRAFT
FILE NAME	
DATE	1-6-04
SCALE	1/8" = 1'-0"
SHEET	
SHEET 5	

2-11-04 Gayle Anderson
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY OF PLANNING
 DEPT. BEFORE ANY CONCRETE
 RESPO. VERIFY TO PROPERTY
 LOCAL AND STATE EASEMENTS
 AND PROPERTY LINES