

FEE \$	10.00
TCP \$	0
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

2

BLDG ADDRESS 2055 Baseline Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 3,500

TAX SCHEDULE NO. 2947-151-52-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 3,500

FILING 10 BLK 1 LOT 2

(1) OWNER Miles Shasteen Mishell NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) ADDRESS 1095 25 Rd Shasteen NO. OF BUILDINGS ON PARCEL:
Before: 0 After: 1 this Construction

(1) TELEPHONE 970 260-9808 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Same as above DESCRIPTION OF WORK & INTENDED USE New construction

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

(2) TELEPHONE _____

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 RD Maximum coverage of lot by structures 3590

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Engineers shall observe all site & structure construction

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 W. Shasteen Date Jan 15 2004

Department Approval M. C. Payne Hall Date 2/3/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>109525</u>
Utility Accounting <u>Power</u>			Date <u>2/3/04</u>

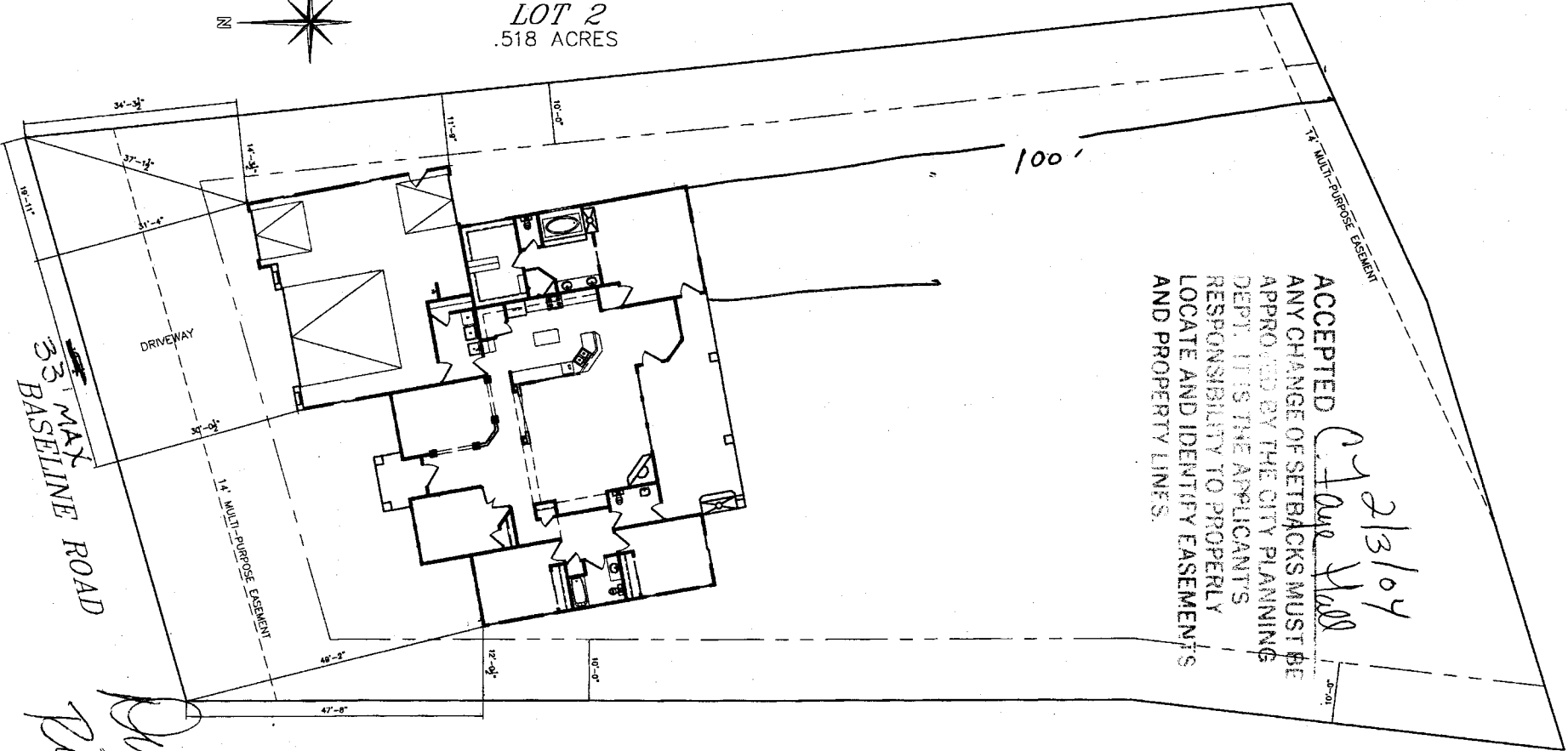
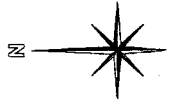
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

- 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.

INDEPENDENCE RANCH
 FILING 10
 BLOCK 1
 LOT 2
 .518 ACRES

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



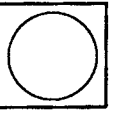
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Chloe Hall
 2/3/04

*OK
 Paul Damm
 1-10-04*

REVISIONS	
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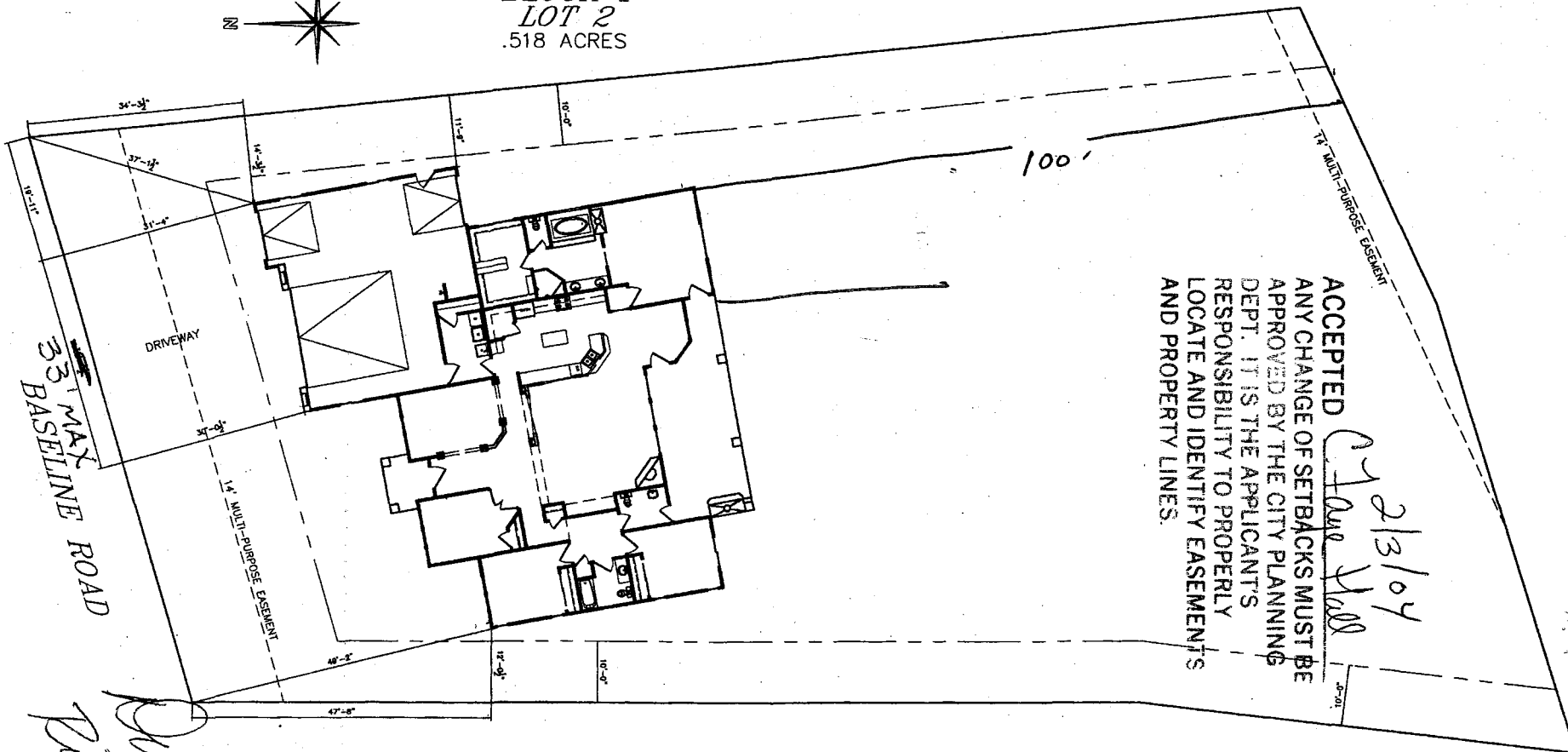
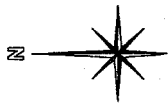
INDEPENDENCE RANCH FILING 10
 BLOCK 1 LOT 2

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FILE NAME	CAD FILE
DATE	6-14-02
SCALE	1/8" = 1'-0"
SHEET	SHEET 1

- 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.
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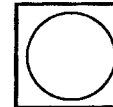
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 AND PROPERTY LINES.

Handwritten: 2/13/04
 [Signature]

Handwritten: Dick Darr
 Paul
 1-16-04
 OK

REVISIONS	
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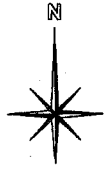
AUTODRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-8782



INDEPENDENCE RANCH FILING 10
 BLOCK 1 LOT 2

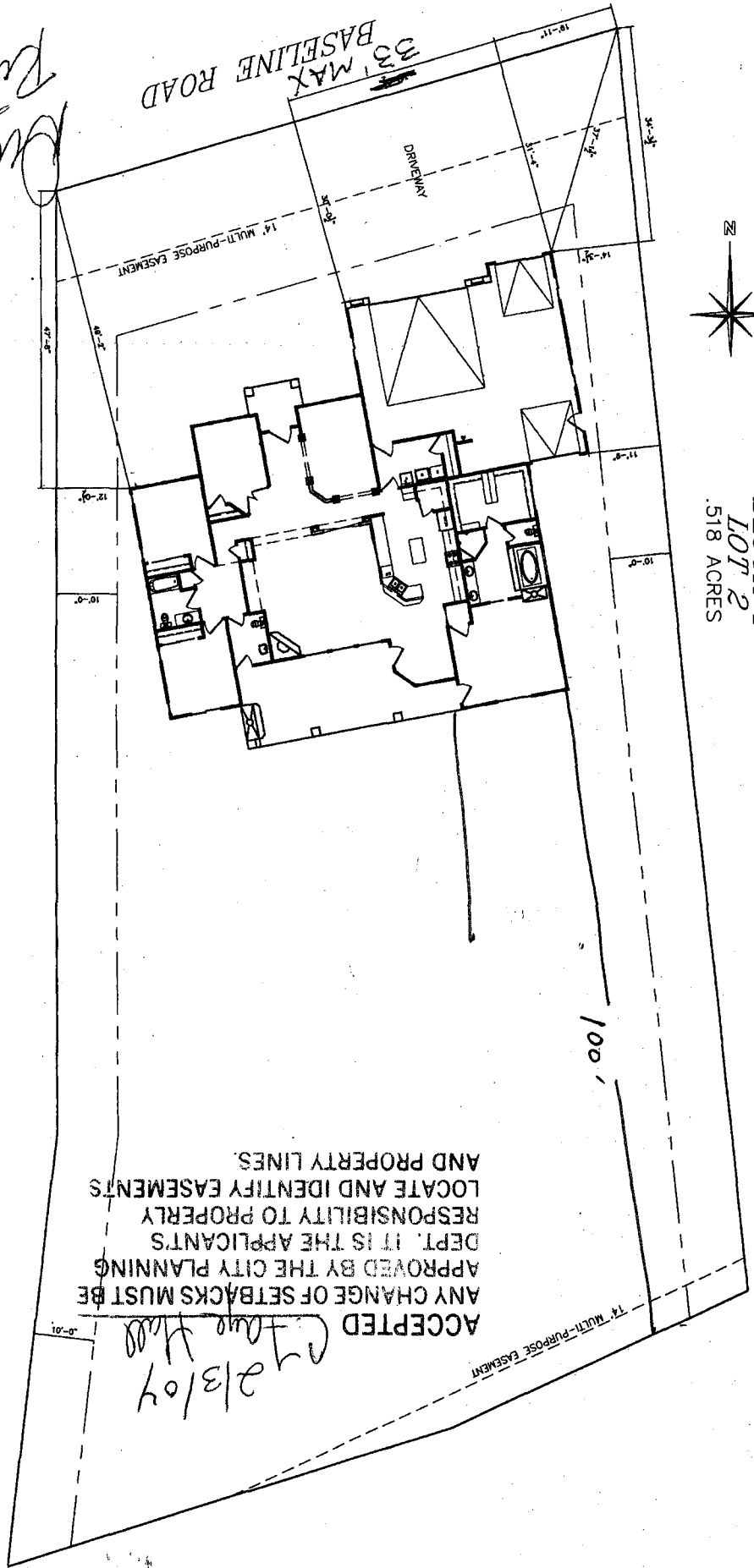
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 AUTODRAFT
 ALL DIM.
 CAD FILE
 6-14-02
 SCALE
 1/8" = 1'-0"
 SHEET
SHEET 1

NOTICE: THE RESPONSIBILITY OF THE STATUS OF OWNER TO VERIFY ALL DETAILS
 1. FIND DIMENSIONS PRIOR TO CONSTRUCTION
 2. USE OF THIS PLAN CONSTITUTES BUILDY AND ON HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4. THIS PLAN WAS NOT BEEN ENGINEERED BY ARCHITECT. SEE SEPARATE DRAWINGS BY OTHERS
 FOR DIMENSIONING DATA.



INDEPENDENCE RANCH
 FILING 10
 BLOCK 1
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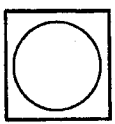
ACCEPTED
 Chave Hlad
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 AND PROPERTY LINES.

1-16-04
 Paul Brown
 OK

DATE	BY
6-14-02	ALISON/BLT
1/21/03	CHAVE
1/21/03	CHAVE

SHEET 1

INDEPENDENCE RANCH FILING 10
 BLOCK 1 LOT 2



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REVISIONS
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