

FEE \$ 10.00
TCP \$ 1000.00
SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2060 Baseline Rd No. of Existing Bldgs 0 No. Proposed 2
Parcel No. 2697-354-51-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 5,120
Subdivision Independence Ranch Sq. Ft. of Lot / Parcel 16,335
Filing 10 Block 2 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 0 & 8,120

OWNER INFORMATION:

Name Robert Ligon
Address 637 E. Tomahawk Cr.
City / State / Zip Grand Junction, CO / 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
Address _____
City / State / Zip _____
Telephone 970-640-0745

***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 _____
Side <u>10' 1/3'</u> from PL Rear <u>25' 1/3'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>See Geotechnical info</u>
Voting District <u>"A"</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	<u>on flat; minimum irrigation on slopes</u>

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 [Signature] Date 8-9-04
Department Approval [Signature] Date 8/13/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17560</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/20/04</u>		

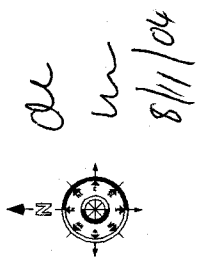
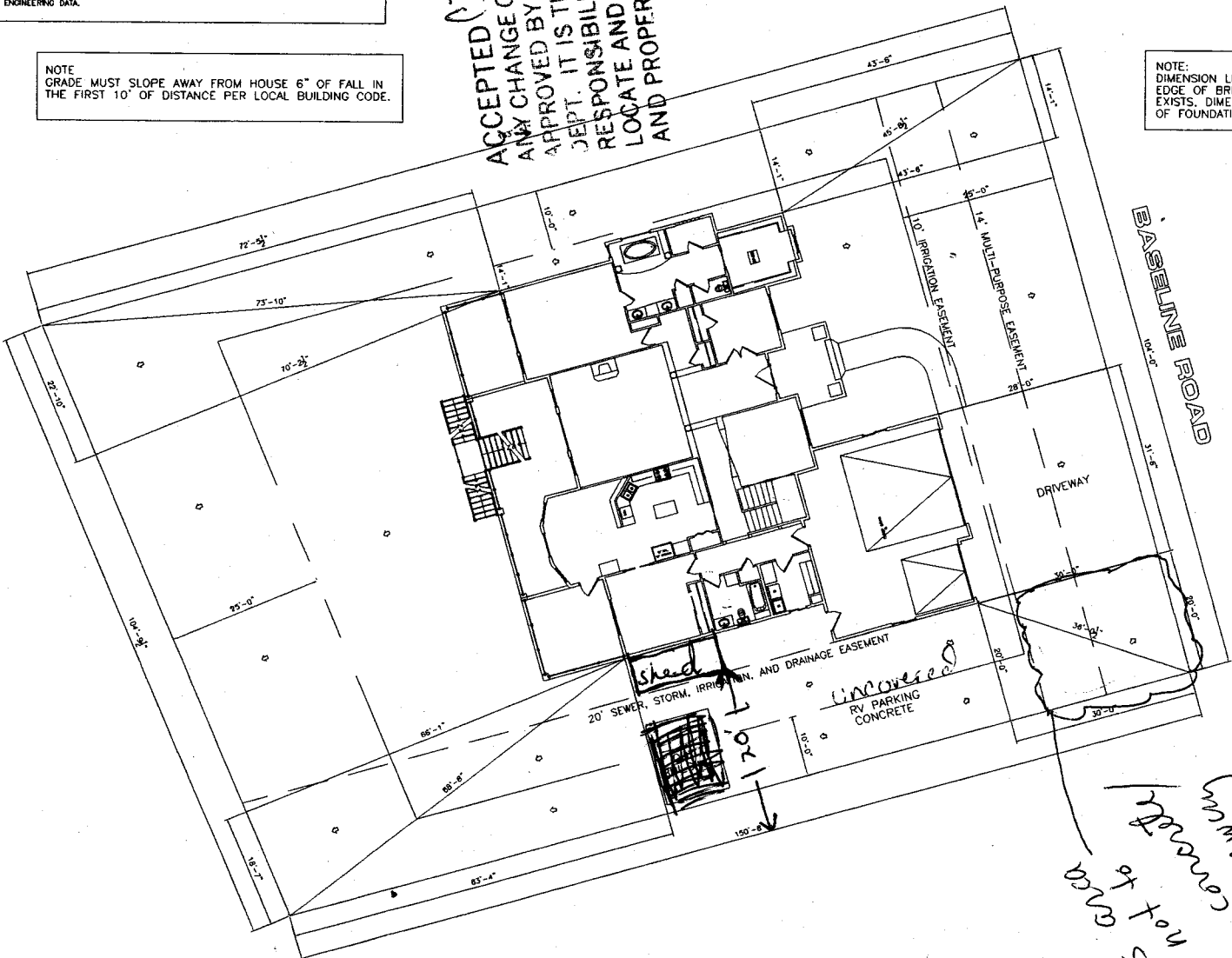
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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.

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

8/13/04
 Accepted for your House
 ACCEPTED OF SETBACKS MUST BE ANY CHANGE BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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

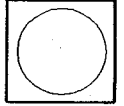
SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
FLING NUMBER	10
LOT NUMBER	6
BLOCK NUMBER	2
STREET ADDRESS	2080 BASELINE ROAD
COUNTY	MESA
GARAGE SQ. FT.	783 SF
LIVING SQ. FT.	5120 SF
LOT SIZE	0.375 ACRES
SETBACKS USED	FRONT 25'
	SIDE'S 10'
	REAR 25'

SCALE: N.T.S.

This area be covered by driveway

REVISIONS	
NO.	DESCRIPTION

AUTO DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-8782



THE LIGON RESIDENCE
 SITE PLAN

DESIGN BY
 AUTODRAFT
 FILE NAME
 DATE
 5-3-04
 SCALE
 1/8" = 1'-0"
 SHEET
SHEET 5