

FEE \$ <u>10.00</u>
TCP \$ <u>1000.00</u>
SIF \$ <u>292.00</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2065 BASELINE ROAD
 Parcel No. 2947-151-52-007
 Subdivision INDEPENDENCE RANCH
 Filing 10 Block 1 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2887
 Sq. Ft. of Lot / Parcel 10,846.44
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~2670~~ 3385 = 31%

OWNER INFORMATION:

Name STUDEBAKER Homes, LLC
 Address P.O. Box 4614
 City / State / Zip GRAND JUNCTION, CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name STUDEBAKER Homes, LLC
 Address P.O. Box 4614
 City / State / Zip GRAND JUNCTION, CO 81502
 Telephone 970-216-1463

***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'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>A</u>	Driveway Location Approval <u>[Signature]</u> (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).

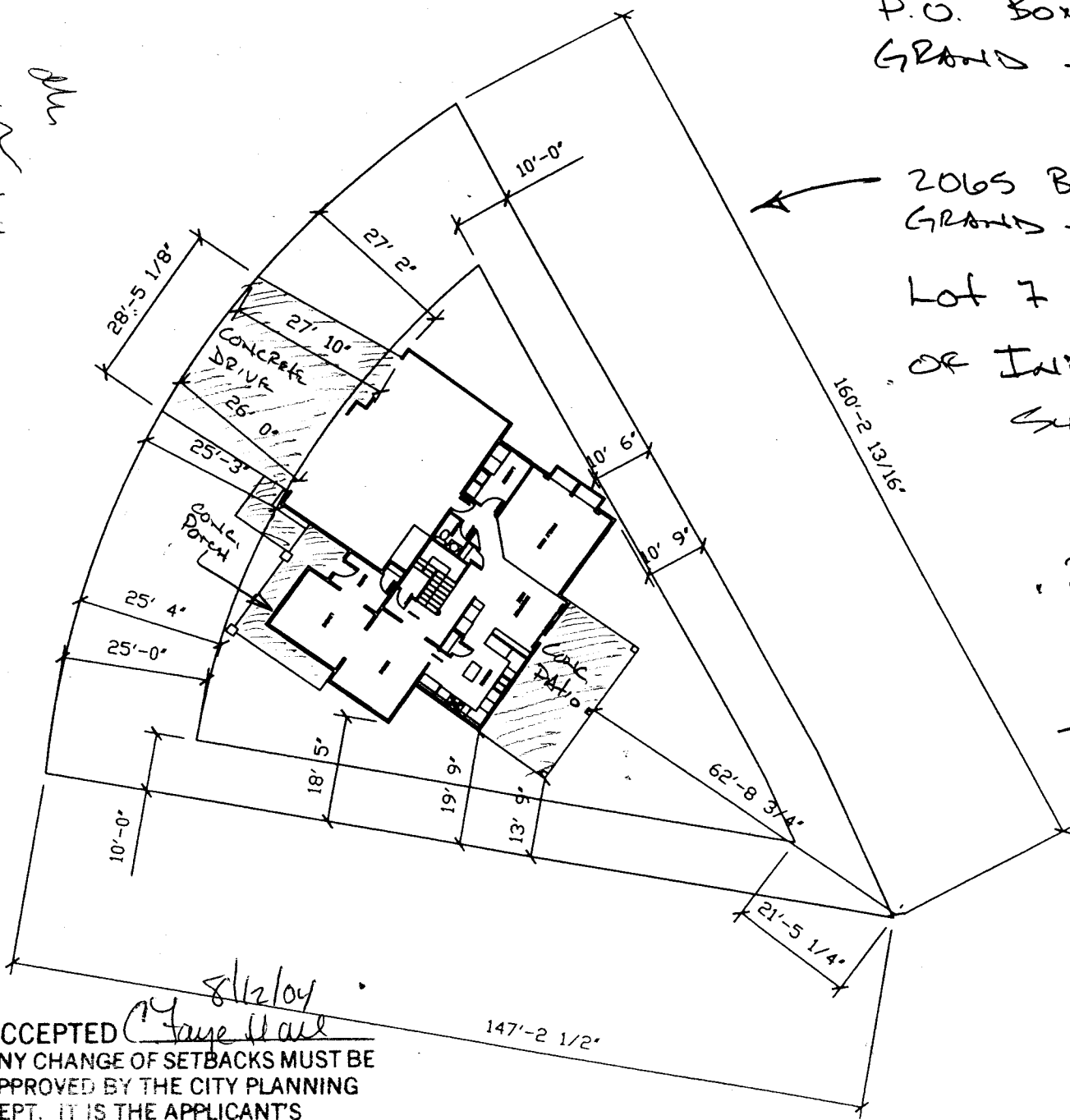
Applicant Signature [Signature] Date 8/11/04
 Department Approval [Signature] Date 8/12/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17538</u>
Utility Accounting <u>Overholt</u>	Date <u>8/12/04</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)

STUDEBAKER HOMES, LLC
 P.O. Box 4614
 GRAND JUNCTION, CO 81502

8/11/04
 JMS



← 2065 BASELINE ROAD
 GRAND JUNCTION, CO 81503
 Lot 7, Block 1, FILING 10
 OF INDEPENDENCE PLANCH
 SUBDIVISION.

.249 ACRES

Total Coverage

HOUSE	=	1447
GARAGE	=	792
PorCH	=	170
PATIO	=	252
DRIVE	=	728
		<hr/>
		3389

8/12/04
 JMS

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.