

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 1300⁰⁰ 2063 Spun Cross Rd
 Parcel No. 2947-151-54-004
 Subdivision Independena Ranch
 Filing 11 Block 2 Lot 4

No. of Existing Bldgs 0 No. Proposed _____
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel .30 Acres 13068
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4000 sq

OWNER INFORMATION:

Name M/M Jerry Brad
 Address P.O. Box 3477
 City / State / Zip G Sct 81502

DESCRIPTION OF WORK & INTENDED USE:

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

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

APPLICANT INFORMATION:

Name TERRY LARSON
 Address 731 Galaxie Ct
 City / State / Zip 81506
 Telephone 260-0450

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>LL</u> (Engineer's Initials)	<u>ENGINEERED FOUNDATIONS</u> <u>REQ'D</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 Terry Larson Date Oct-27-04
 Department Approval Dr Robbie Paulson Date Dec 2, 2004

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17757</u>
Utility Accounting <u>AK</u>	Date <u>12/2/04</u>		

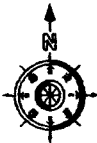
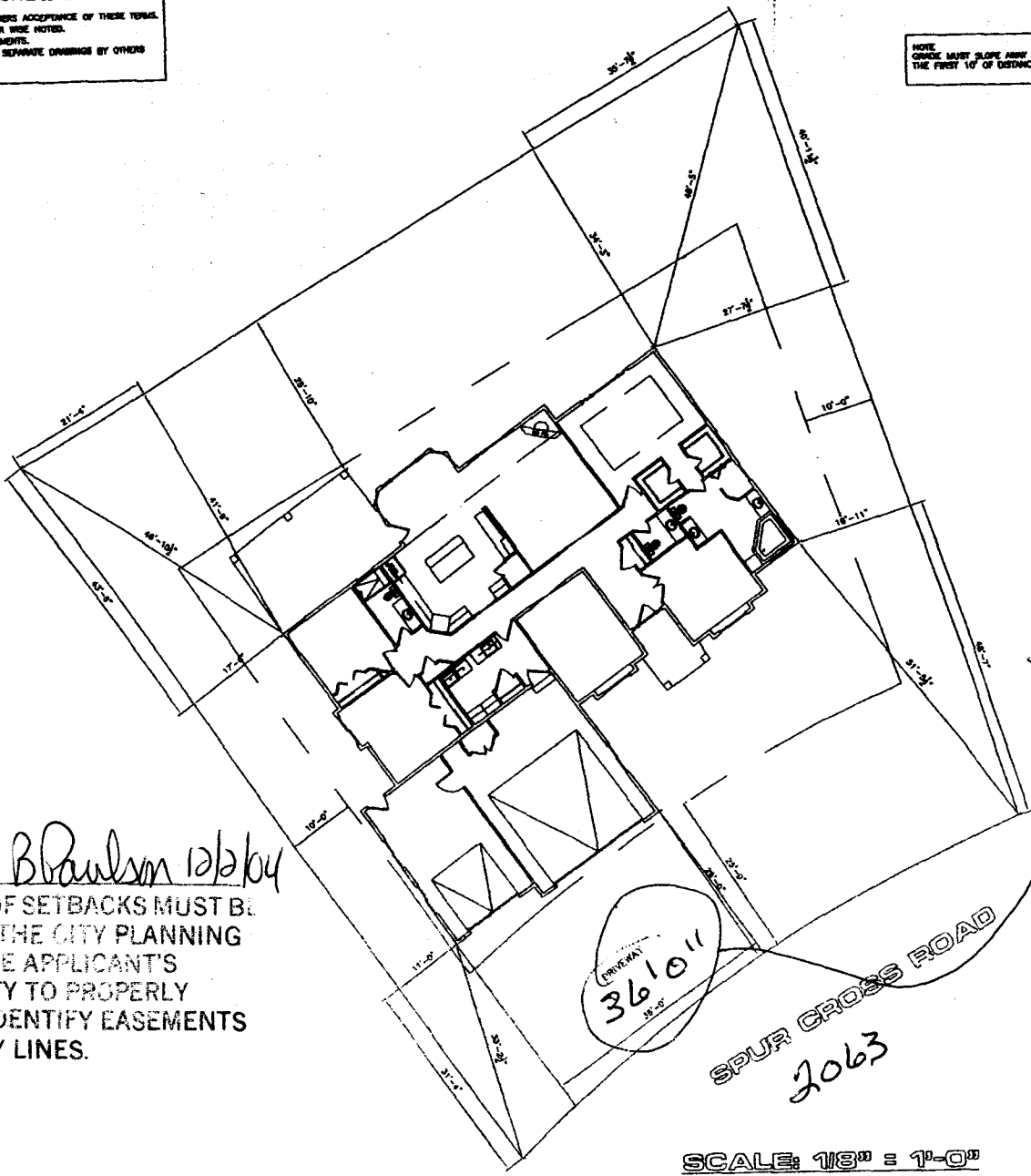
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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 DIMENSIONS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE: GROUND MUST SLOPE AWAY FROM HOUSE 1" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	



ACCEPTED *B.Paulson 12/2/04*
 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.

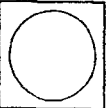
82' maximum
 ok as amended
 lcc
 10/28/04

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
PLUMB NUMBER	11
LOT NUMBER	4
BLOCK NUMBER	2
STREET ADDRESS	NA
COUNTY	MESA
GARAGE SQ. FT.	872
COVERED ENTRY SQ. FT.	53
COVERED PATIO SQ. FT.	308
LANING SQ. FT.	2488
LOT SIZE	1.9081
SETBACKS USED	FRONT 28' SIDES 10' REAR 25'

SPUR CROSS ROAD
 2063

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

AUTOGRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-8722



INDEPENDENCE RANCH
 FILING 11 LOT 4 BLK 2

DESIGN BY
 AUTOGRAFT
 REF. DATE
 8-10-04
 SCALE
 1/8" = 1'-0"
 SHEET 4