

FEE \$ 10,00
TCP \$ 1,000.00
SIF \$ 292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

2697-354-51-005

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2062 BASELINE RD  
 Parcel No. LOT 5 BLOCK 2 FILING 10  
 Subdivision INDEPENDANCE RANCH  
 Filing 10 Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1 + (182) *Galaxy*  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4255  
 Sq. Ft. of Lot / Parcel 1405 ACRES = 17,641.8  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5369  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Thomas & Faith Calvin  
 Address 2439 SPANISH HILLS CT  
 City / State / Zip GJ CO 81605

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

Telephone 702 201 1603 / 1614

NOTES: Irrigation should be kept to minimum on sloped lots

**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 <u>35%</u>		
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>Site + Structure Specific</u>		
Voting District <u>"A"</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	<u>Geotechnical investigation, observation needs to be done by Lic Eng.</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).

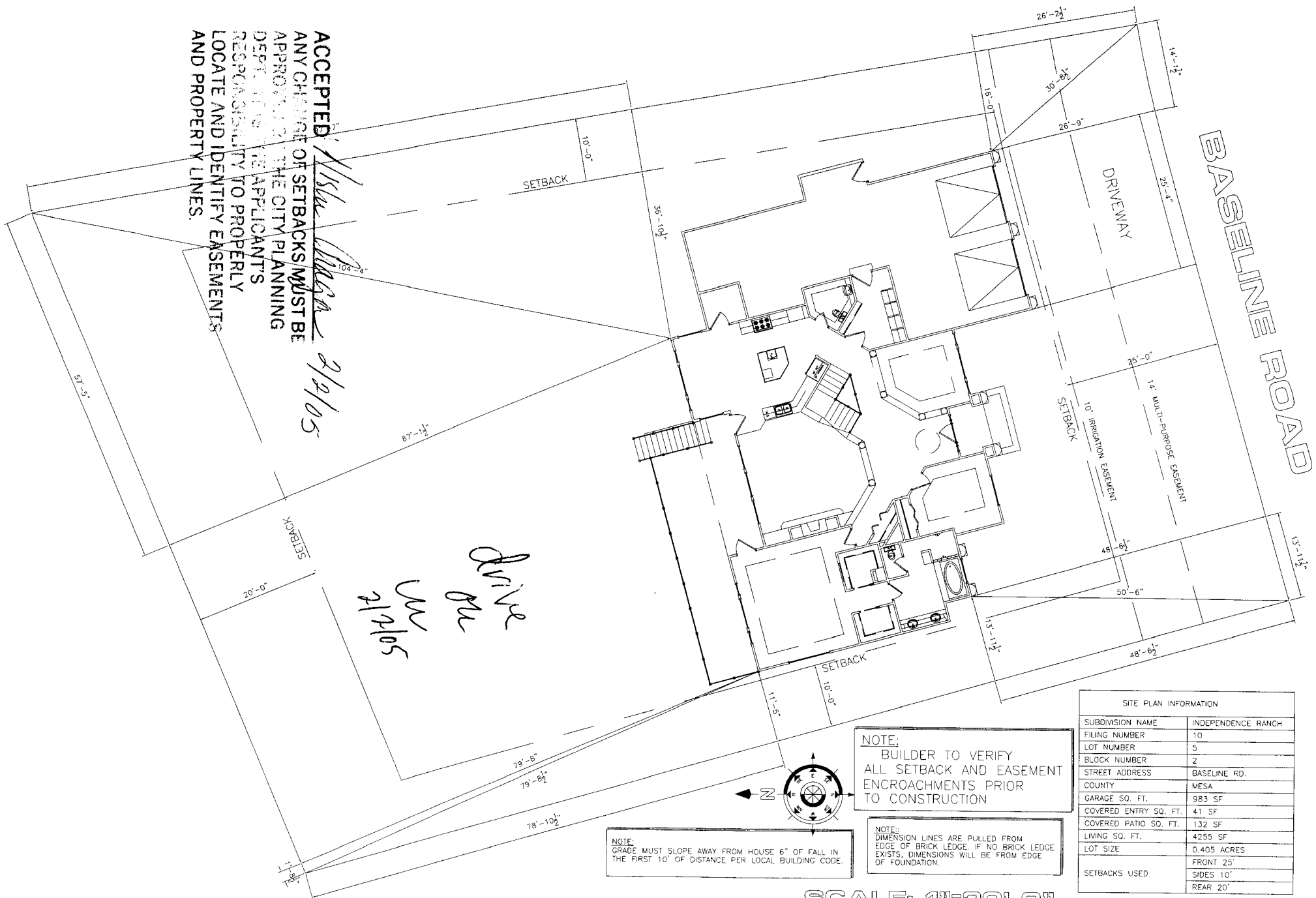
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 2/1/05  
 Department Approval [Signature] Date 2/2/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>17889</u>
Utility Accounting <u>[Signature]</u> Date <u>2/2/05</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)

**BASELINE ROAD**



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

*Walter Wilson*  
 2/2/05

*drive*  
*we*  
*2/2/05*

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



**NOTE:**  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" 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 EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

**SCALE: 1"=20'-0"**

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
FILING NUMBER	10
LOT NUMBER	5
BLOCK NUMBER	2
STREET ADDRESS	BASELINE RD.
COUNTY	MESA
GARAGE SQ. FT.	983 SF
COVERED ENTRY SQ. FT.	41 SF
COVERED PATIO SQ. FT.	132 SF
LIVING SQ. FT.	4255 SF
LOT SIZE	0.405 ACRES
	FRONT 25'
	SIDES 10'
	REAR 20'