

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

92013-50432-

Building Address 2055 Baseline Rd
 Parcel No. 2947-151-52-002
 Subdivision Independence Ranch
 Filing 10 Block 1 Lot 2

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2600 Sq. Ft. Proposed 96
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Oran & Sandy Jacobs
 Address 2055 Baseline Rd
 City / State / Zip Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sandy Jacobs
 Address 2055 Baseline Rd
 City / State / Zip CO 81503
 Telephone 243-4255

***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> SETBACKS: Front <u>Rear half of lot</u> from property line (PL) Side <u>3'</u> from PL Rear <u>3'</u> from PL Maximum Height of Structure(s) _____ Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Maximum coverage of lot by structures _____ Permanent Foundation Required: YES _____ NO <u>X</u> Parking Requirement <u>2</u> Special Conditions _____

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 Sandy Jacobs Date 6/13/05
 Department Approval Cheryl Hall Date 6/13/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>(initials)</u>	Date <u>6/13/05</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)

NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	



 COMPUTER AIDED DRAFTING

 GRAND JUNCTION, CO (970) 241-8782



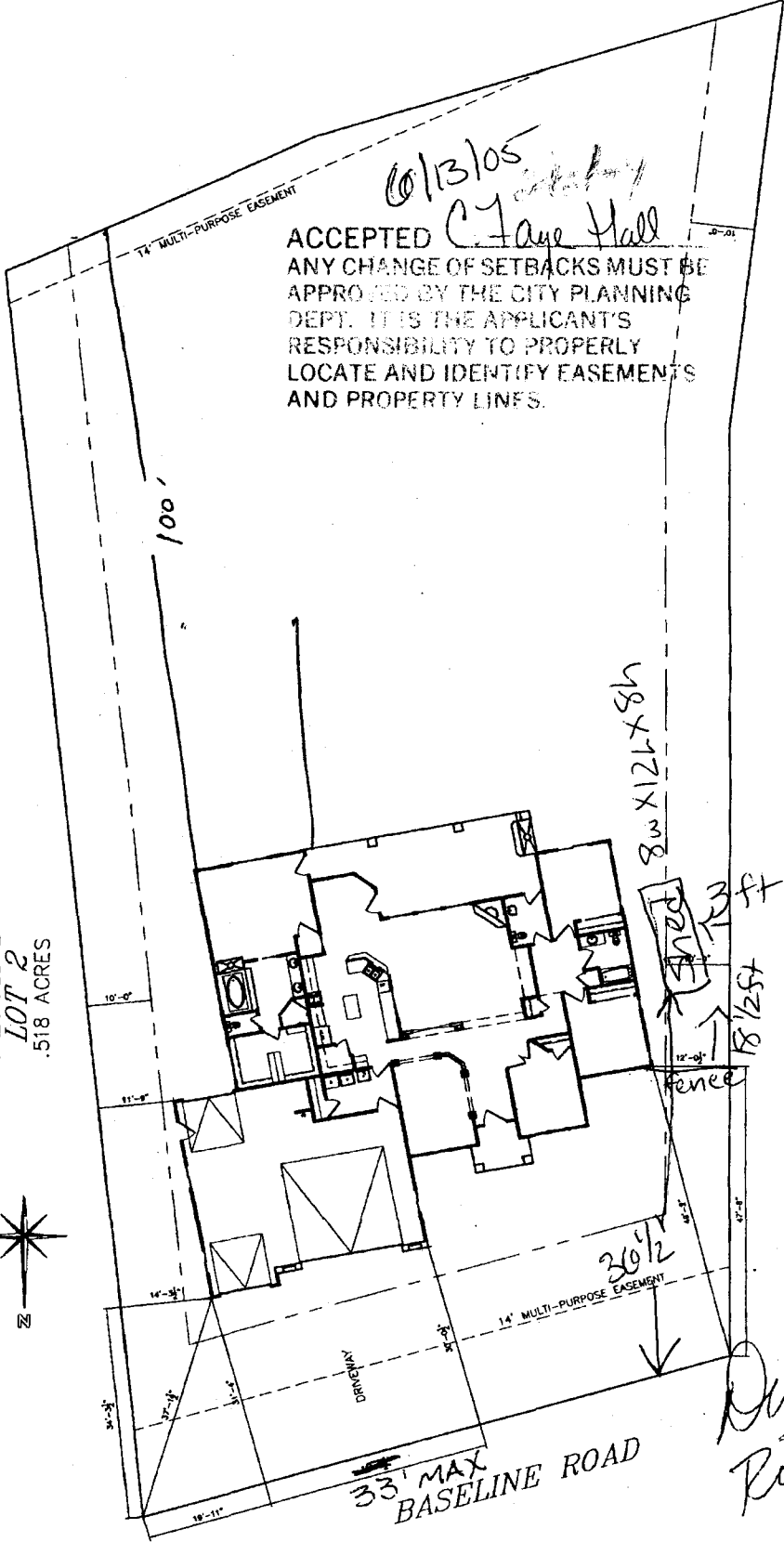
INDEPENDENCE RANCH FILING 10
 BLOCK 1 LOT 2

NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	

SHEET 1
 1/2" = 1'-0"
 6-18-02

NOTES:
 1. 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 OWNER ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. SEE SEPARATE DIMENSIONS BY OTHERS FOR ENGINEERING DATA.

INDEPENDENCE RANCH
 FILING 10
 BLOCK 1
 LOT 2
 .518 ACRES



@13105
 C. Page Hall
 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.

Done OK
 Rick Davis
 1-16-04