

FEE \$ 10.00  
 TCP \$ 1539.00  
 SIF \$ 400.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

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

*Lift Station - 1,104.00*  
 Building Address 2651 Bangs Canyon Dr

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. ~~Lot 197 Filing 2~~

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1838/525  
*Gar*

Subdivision Spyglass Ridge

Sq. Ft. of Lot / Parcel 10,500

Filing 2 Block - Lot 197

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~10,500~~

Height of Proposed Structure 22'

### OWNER INFORMATION:

Name Tom & Holly Balbice  
 Address 439 Meadows Way  
 City / State / Zip G.J. 81503

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

### APPLICANT INFORMATION:

Name Tom & Holly Balbice  
 Address 439 Meadows Way  
 City / State / Zip G.J. CO 81503  
 Telephone 970-261-7600

\*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>RSF-2</u>	Maximum coverage of lot by structures <u>30%</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>eng foundation, grading</u>		
Voting District <u>E</u>	Driveway Location Approval <u>UCU</u> (Engineer's Initials)	<u>Drainage Plans, etc</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 11/28/06

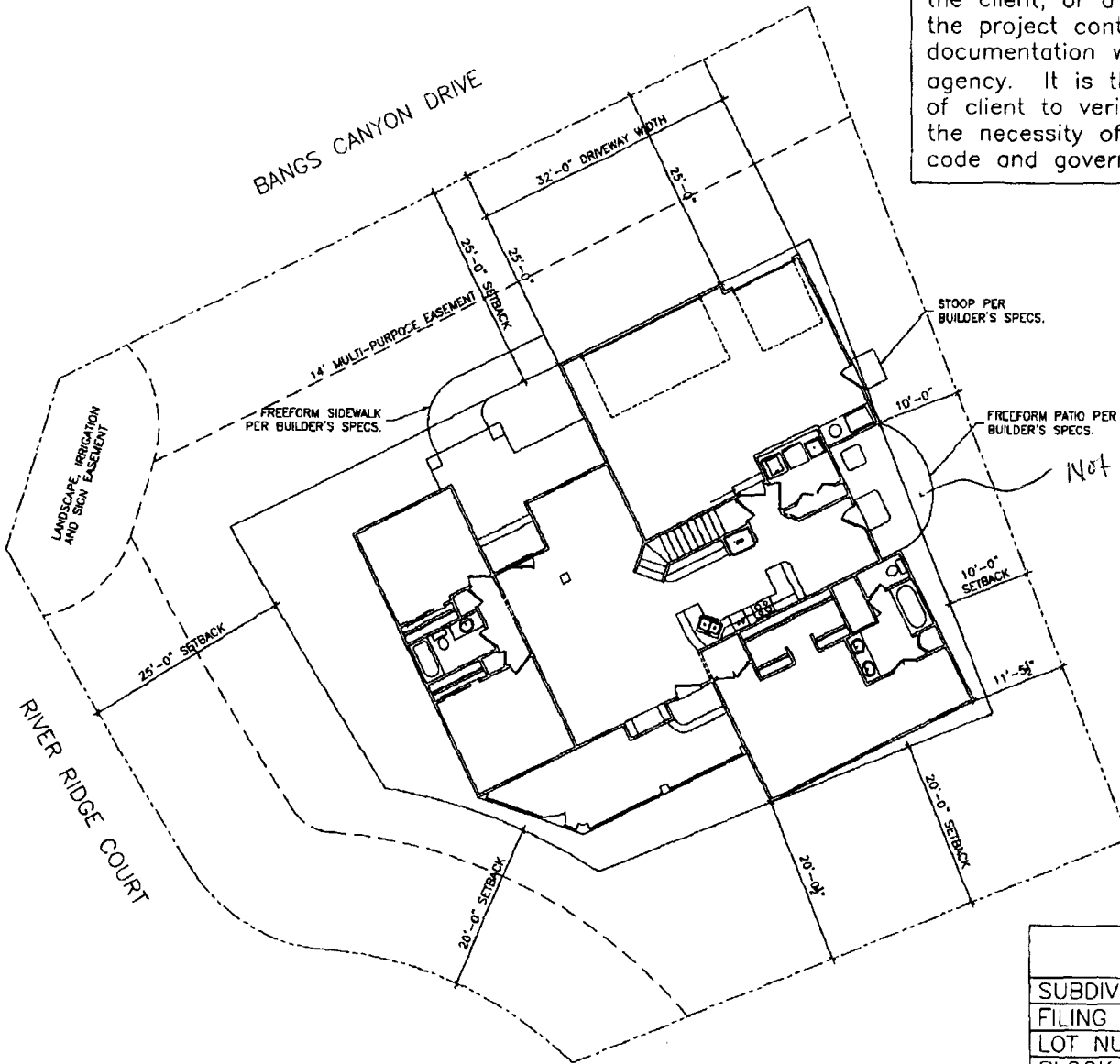
Department Approval NA [Signature] Date 12/6/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>NO \$ collected paid</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/7/06</u> <u>at OMSD</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)

LIABILITY DISCLAIMER

These plans have been prepared under the supervision of the client, or a representative of the client, that initiated the project containing the attached plans and documentation with the drafting or project coordination agency. It is the responsibility of the client/representative of client to verify all information on the attached plans and the necessity of any other information required by local code and governing bodies.



*Not covered*

ACCEPTED *NA* *[Signature]*  
 ANY CHANGES TO TRACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. CLIENT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SITE PLAN  
 1" = 20'-0"

SITE INFORMATION	
SUBDIVISION NAME-	SPYGLASS RIDGE
FILING NUMBER-	2
LOT NUMBER-	197
BLOCK NUMBER-	N/A
ADDRESS-	BANGS CANYON DRIVE
LOT SQ. FT.-	10,500 SF
HOUSE LIVING SQ. FT.-	1916 SF
HOUSE GARAGE SQ. FT.-	710 SF