

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2053 Baseline RD.
 Parcel No. 2947-151-52-001
 Subdivision INDEPENDENCE RANCH
 Filing 10 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2700 Sq. Ft. Proposed 120
 Sq. Ft. of Lot / Parcel 13,184
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~13184~~
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name Rex + Paula Kirkland
 Address 2053 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): STORAGE SHED

APPLICANT INFORMATION:

Name Rex + Paula Kirkland
 Address 2053 Baseline Rd.
 City / State / Zip Grand Junction CO. 81503
 Telephone 970 245-1468

***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 <u>35%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>3'</u> from PL Rear <u>3' 10' easement</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>30' 32'</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____		
	(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 4-4-06
 Department Approval C. Jane Hall Date 4/4/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>11 Bensley</u>	Date <u>4/4/06</u>		

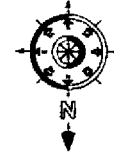
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ALL DETAILS
ACCEPTANCE OF THESE TERMS
IS NOTED
5
DATE DRAWINGS BY OTHERS

INDEPENDENCE RANCH

FILING 10
BLOCK 1
LOT 1

10' FROM BACK
FENCE



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

5' FROM SIDE
FENCE.

SHED IS 12' X 10'

244-1867 PLANNING

GENERAL INFO 244-1800

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
LOT NUMBER	1
BLOCK NUMBER	1
FILING NUMBER	10
STREET ADDRESS	*
COUNTY	MESA
HOUSE LAMP SQ. FT	2084
LOT SIZE	305 ACRES (13124.8918 SQ)
SETBACKS USED	FRONT 25' SIDES 10' REAR 25'

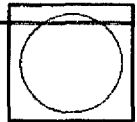
NOTE:
DIMENSION LINES ARE PULLED FROM
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE
OF FOUNDATION

BASELINE ROAD

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

REVISIONS	
1	
2	
3	
4	
5	

AUTODRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-8782



BENNETT CONSTRUCTION
INDEPENDENCE RANCH
FILING 10- BLOCK 1, LOT 1

DATE BY	DATE
BY	1-8-04
BY	2007
1/8" = 1'-0"	
DATE	
SHEET 5	

4/14/04
ACCEPTED SETBACKS MUST BE
ACCEPTED BY CITY PLANNING
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPARTMENT. ANY UNLAWFUL
REAR EASEMENTS MUST BE
LOCATED AND IDENTIFIED
AND PROPERTY LINES.