

|                     |
|---------------------|
| FEE \$ <u>16.00</u> |
| TCP \$              |
| SIF \$              |

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

|                 |
|-----------------|
| BLDG PERMIT NO. |
|-----------------|

Building Address 2058 Baseline Dr  
 Parcel No. 2947 151 51007  
 Subdivision Independence Ranch  
 Filing 10 Block 2 Lot 7

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 5000 Sq. Ft. Proposed 120  
 Sq. Ft. of Lot / Parcel 18,000  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 33% 6,000 sq.ft.  
 Height of Proposed Structure 8' to ridge

**OWNER INFORMATION:**

Name Mike Zagrebcki  
 Address 2058 Baseline Dr  
 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): accessory structure

**APPLICANT INFORMATION:**

Name same as above  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

**\*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'</u> from PL                          | Parking Requirement <u>2</u>                              |
| Maximum Height of Structure(s) <u>32'</u>                              | Special Conditions _____                                  |
| Voting District _____  | Driveway Location Approval _____<br>(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 M. [Signature] Date #0 5-15-06  
 Department Approval NA Wendy Spurr Date \_\_\_\_\_

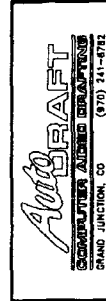
|  |                     |  |                           |
|--|---------------------|--|---------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                 | NO <input checked="" type="checkbox"/> | W/O NO <u>10500-51450</u> |
| Utility Accounting <u>Kate Cusberry</u>                | Date <u>5/15/06</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)

- 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 OTHER WISE NOTED.
  4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

ACCEPTED *Wendy Spurr*  
 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.

| REVISIONS |  |
|-----------|--|
| 1         |  |
| 2         |  |
| 3         |  |
| 4         |  |
| 5         |  |
| 6         |  |
| 7         |  |
| 8         |  |
| 9         |  |
| 10        |  |

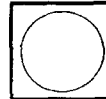


INDEPENDENCE RANCH  
 FILING 10  
 BLOCK 2  
 LOT 7

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

structure

*oh*  
*in*  
 8/17/04



INDEPENDENCE RANCH  
 BLOCK 2 - LOT 7 FILING 10

|              |
|--------------|
| SCALE        |
| AUTODRAFT    |
| FILE NAME    |
| CAD FILE     |
| DATE         |
| X-X-01       |
| SCALE        |
| 1/8" = 1'-0" |
| DATE         |

*NA Wendy Spurr 8/15/06*  
 ACCEPTED *NA Wendy Spurr 8/15/06*  
 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.

