

Lift Station Impact 1,104.00

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2655 Liberty View Dr
 Parcel No. 2945-264-41-032
 Subdivision Spyglass Ridge
 Filing 1 Block 1 Lot 95

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000
 Sq. Ft. of Lot / Parcel 10050
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3000
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Stephen Urbach
 Address 646 Tamarren Dr.
 City / State / Zip G.J. CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Centennial Const.
 Address 2030 Paint Pony Ct.
 City / State / Zip G.J. CO 81503
 Telephone 250-6827

*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 RSF-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Engineered
 Side 10' from PL Rear 20' from PL Permanent Foundation Required: YES X NO _____
 Maximum Height of Structure(s) 35' Parking Requirement _____
 Voting District E Driveway Location Approval WEL Special Conditions Site Specific grading & drainage
 (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 Mark Tolson Date 5/3/06
 Department Approval Wendy Spurr Date 5-8-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PL OMSD</u>
Utility Accounting <u>Wendy Spurr</u>	Date <u>5/10/06</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)

2655 LIBERTY VIEW DRIVE
LOT 95 FLING 1
SPYGLASS RIDGE SUB
10080 SF
SCH# 2945-264-41-032
SCALE: 1" = 20'

SETBACKS:
AS NOTED

W/S
5-8-06
ACCEPTED *Bayleen Henderson*
ALL EASEMENTS MUST BE
PROPERLY LOCATED AND IDENTIFIED
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



