

FEE \$ 10.<sup>00</sup> /  
 TCP \$ 1539.<sup>00</sup> /  
 SIF \$ 460.<sup>00</sup> /

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

Lift Station: 1104.

Building Address 2651 hiberny View

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-264-41-030

Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 3148

Subdivision Spyglass

Sq. Ft. of Lot / Parcel 10,048 SF

Filing 1 Block 7 Lot 93

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4252

Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name Steve Goodknight

**DESCRIPTION OF WORK & INTENDED USE:**

Address \_\_\_\_\_

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

City / State / Zip Grand Junction CO 81503

**APPLICANT INFORMATION:**

Name Patrick Brennan

**\*TYPE OF HOME PROPOSED:**

Address 295 33 Rd

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

City / State / Zip Palosade CO

NOTES: \_\_\_\_\_

Telephone 250-7399

**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 30%

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES 1 NO \_\_\_\_\_

Side 15 from PL Rear 30 from PL

Parking Requirement 2

Maximum Height of Structure(s) 35

Special Conditions See special setbacks &

Voting District E Driveway Location Approval UC eng foundation, grading & drainage plans etc.  
 (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).

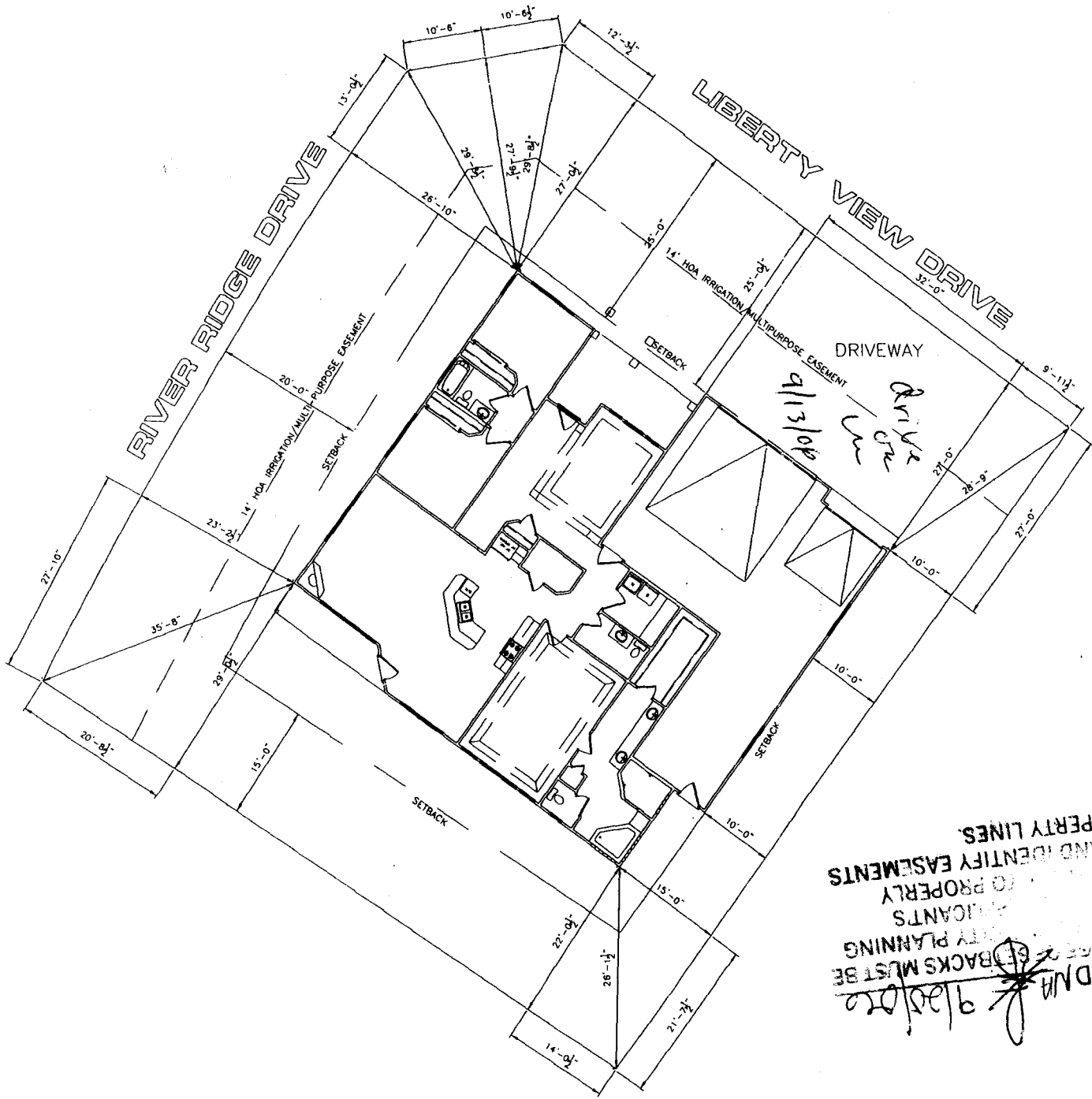
Applicant Signature Pat Brennan Date 9/20/06

Department Approval NA [Signature] Date 9/19/06

Additional water and/or sewer tap fee(s) are required:  YES  NO W/O No. PL0MS0

Utility Accounting [Signature] Date 9/20/06

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)

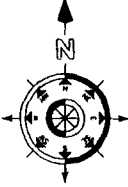


NOTE:  
DIMENSION LINES ARE PULLED FROM  
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE  
EXISTS, DIMENSIONS WILL BE FROM EDGE  
OF FOUNDATION.

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

NOTE  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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 OTHERWISE 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.



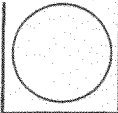
ACCEPTED FOR PLAT  
ANY CHANGE TO SETBACKS MUST BE  
APPROVED BY CITY PLANNING  
DEPT. TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

SITE PLAN INFORMATION	
SUBDIVISION NAME	SPYGLASS RIDGE
FILING NUMBER	1
LOT NUMBER	93
BLOCK NUMBER	?
STREET ADDRESS	2651 LIBERTY VIEW DR.
COUNTY	MESA
GARAGE SQ. FT.	990 SF SF
LIVING SQ. FT.	2158 SF
LOT SIZE	10,048 SF
SETBACKS USED	FRONT 25' SIDES 10' & 20' REAR 15'

SCALE: 1"=20'-0"

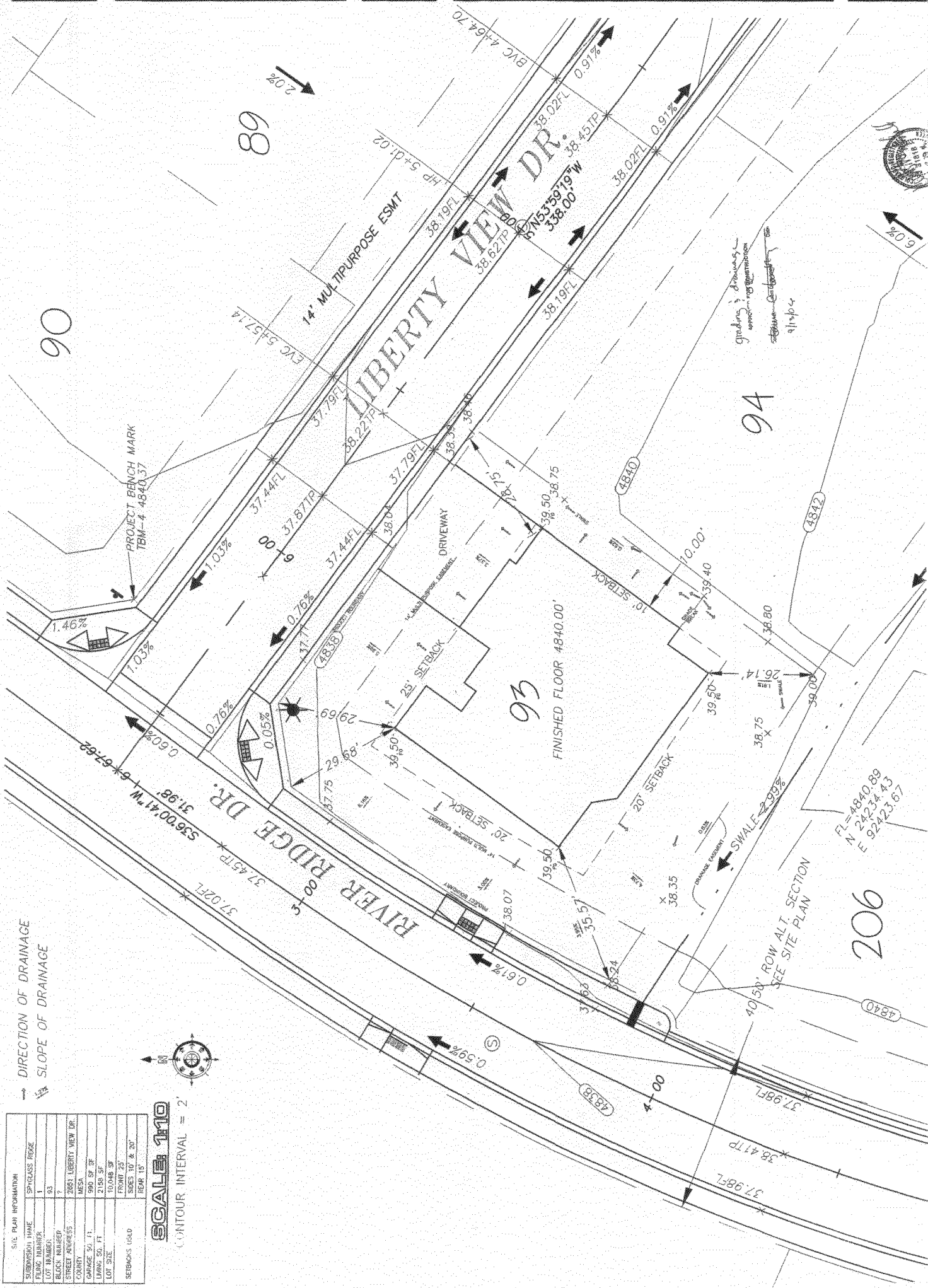
NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
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9		
10		

**Auto DRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO. (970) 241-8782

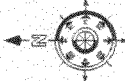


**GOODKNIGHT RESIDENCE  
 SITE & GRADING PLAN**

DRAWN BY	DATE
AUTOCAD	8.29.06
FILE NAME	SCALE
	1:10
	SHEET
	106



→ DIRECTION OF DRAINAGE  
 ↘ SLOPE OF DRAINAGE



SITE PLAN INFORMATION	
SUBDIVISION NAME	SPYGLASS RIDGE
PLANS NUMBER	1
LOT NUMBER	93
BLOCK NUMBER	7
SECTION NUMBER	2061 LIBERTY VIEW DR.
STREET ADDRESS	MESA
COUNTY	990 SF ±
IMAGE S.I. 11	2138 SF
IMAGE S.I. 11	10,048 SF
LOT SIZE	FRONT 25'
	REAR 15'
SETBACKS USED	

**SCALE: 1/10**  
 CONTOUR INTERVAL = 2'

FL=4840.89  
 N 24234.43  
 E 92423.67

206

Grading & drainage as shown on this plan  
 Signature: [Signature]  
 8/11/06