

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

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

FP-2005-090

Adjustment 1,104.00

Building Address 2656 LIBERTY VIEW DR No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-264-41-025 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 2331  
685gar

Subdivision SPYGLASS RIDGE Sq. Ft. of Lot / Parcel 10,018 3016

Filing 1 Block — Lot 88 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3016

OWNER INFORMATION: Height of Proposed Structure 18'7"

Name JUNIPER HOMES, INC

Address 2019 S. BROADWAY

City / State / Zip GR. JCT, CO 81503

APPLICANT INFORMATION:

Name JUNIPER HOMES, INC - STAN

Address 2019 S. BROADWAY

City / State / Zip GR. JCT, CO 81503

Telephone 234-5520

DESCRIPTION OF WORK & INTENDED USE:

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

\*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.

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>			
ZONE <u>RSF-2</u>	Maximum coverage of lot by structures <u>90%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>+</u> NO _____		
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>see specialty lot caseid.</u>		
Voting District <u>E</u>	Driveway Location Approval <u>CE</u>	<u>Eng found, grading, drainage, chkr building</u>	
(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 9-11-06

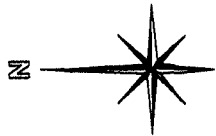
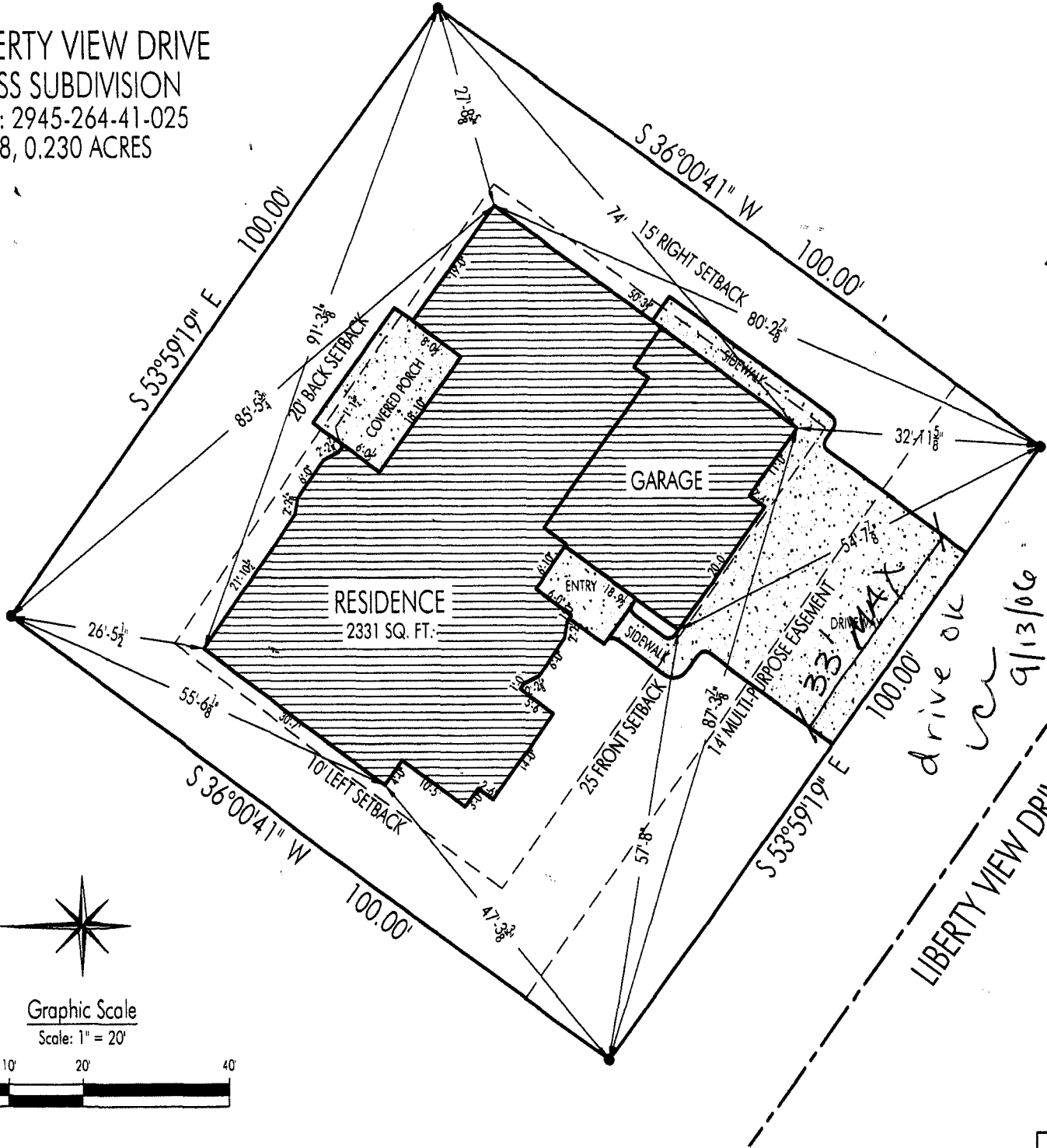
Department Approval [Signature] Date 9/11/06 9/18/06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No paid @ OMSD

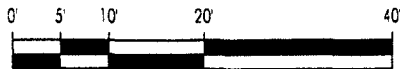
Utility Accounting Kate Berry Date 9/18/06

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)

2656 LIBERTY VIEW DRIVE  
 SPYGLASS SUBDIVISION  
 PARCEL #: 2945-264-41-025  
 LOT 88, 0.230 ACRES



Graphic Scale  
 Scale: 1" = 20'



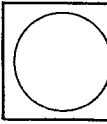
ACCEPTED ~~9/11/06~~ 9/13/06  
 ANY CHANGES MUST BE APPROVED BY THE PLANNING DEPARTMENT. RESIDENTS MUST APPLY FOR PERMITS AND PAY FEES AS APPLICABLE.

*[Handwritten signature]*  
 7

drive ok  
 ✓  
 9/13/06  
 LIBERTY VIEW DRIVE

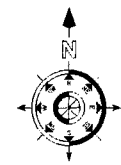
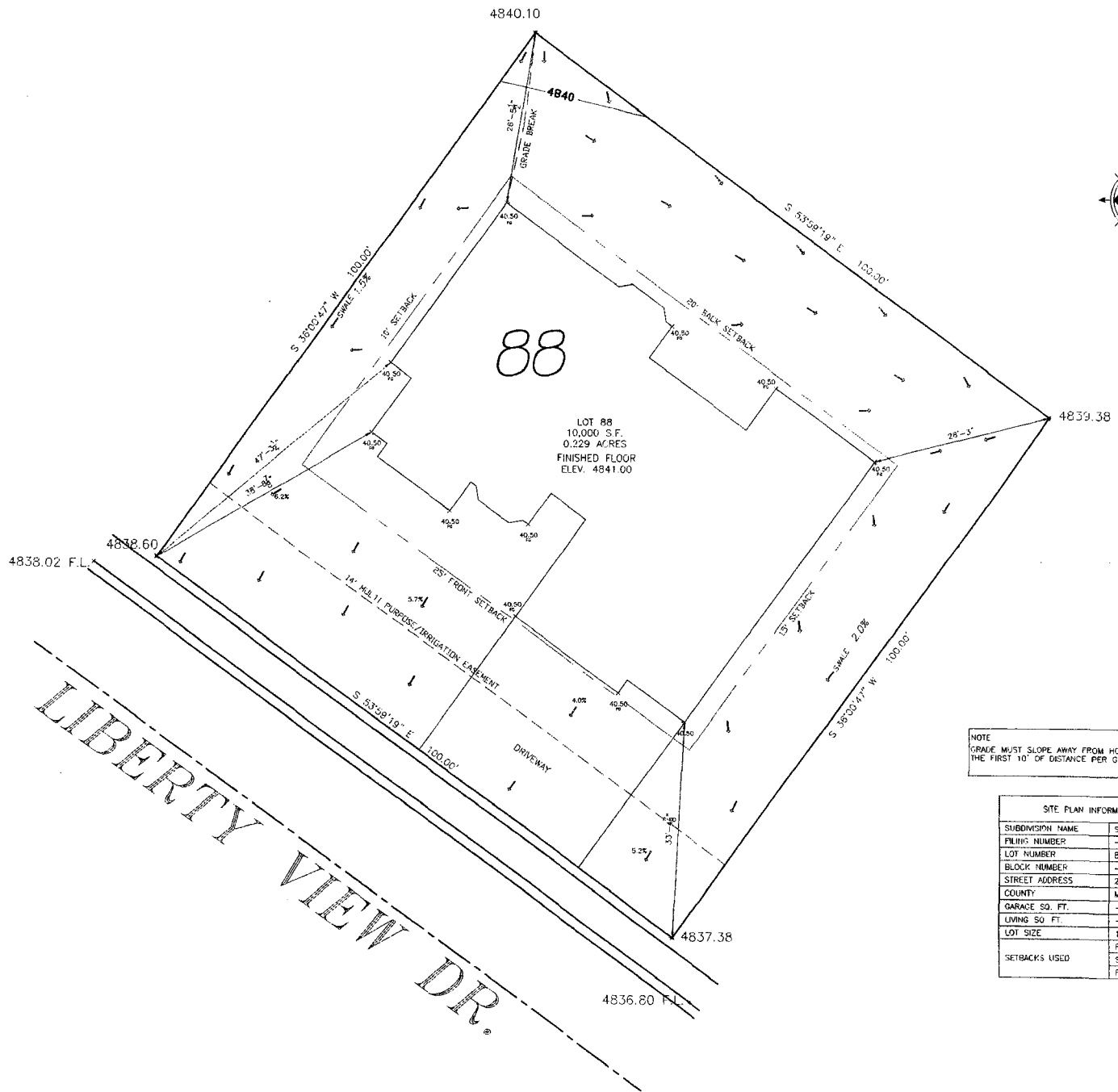
REVISIONS	
A	5-31-06 KLU
B	
C	
D	
E	
F	
G	
H	

**Autodraft**  
COMPUTER AIDED DRAFTING  
GRAND JUNCTION, CO. (970) 241-8722



JUNIPER HOMES INC.  
2656 LIBERTY VIEW DR.  
GRADING AND DRAINAGE

DESIGN BY  
AUTODRAFT  
FILE NAME  
DATE  
3.01.06  
SCALE  
1/8" = 1'-0"  
SHEET  
**G1**



NOTE  
GRADE MUST SLOPE AWAY FROM HOUSE WITH 2% OF FALL IN THE FIRST 10' OF DISTANCE PER GEOTECHNICAL ENGINEERS

SITE PLAN INFORMATION	
SUBDIVISION NAME	SPYGLASS
FILING NUMBER	---
LOT NUMBER	88
BLOCK NUMBER	---
STREET ADDRESS	2656 LIBERTY VIEW DR.
COUNTY	MESA
GARAGE SQ. FT.	---
LIVING SQ. FT.	---
LOT SIZE	10,000 SF
SETBACKS USED	FRONT 25' SIDES 10' AND 15' REAR 15'

*Grading & Drainage  
etc  
9/15/04*

