

FEE \$ <u>10.00</u>
TCP \$ <u>1539.00</u>
SIF \$ <u>4160.00</u>

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO.
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Lif Station - 1,104.00  
 Building Address 2657 Liberty View Dr.  
 Parcel No. 2945-264-41-033  
 Subdivision Spyglass Ridge  
 Filing 1 Block        Lot 96

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs        Sq. Ft. Proposed 2294  
 Sq. Ft. of Lot / Parcel 10183 sq. ft.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4300  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Corky Inc  
 Address 1624 Crestview 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 <u>RSF-2</u>	Maximum coverage of lot by structures <u>30%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundation</u>		
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</u> <small>(Engineer's Initials)</small>	<u>required, site specific grading &amp; drainage plans prepared by registered engineer required</u>	

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 9-7-06  
 Department Approval [Signature] Date 9/28/06

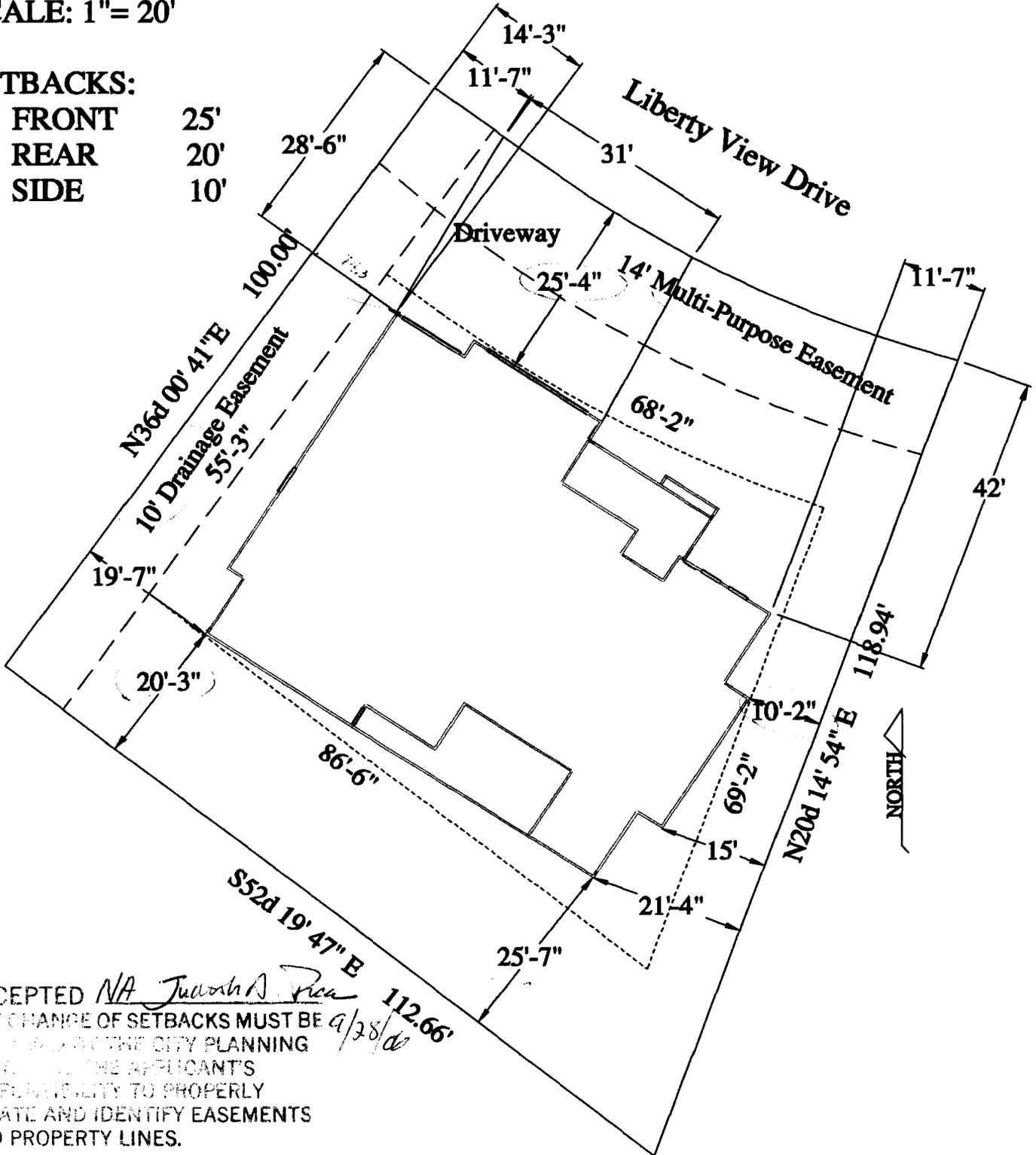
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>td@omsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/2/06</u>		

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)

**2657 LIBERTY VIEW DRIVE**  
**LOT 96 FLING 1**  
**SPYGLASS RIDGE SUB**  
**10183 SF**  
**SCH# 2945-264-41-033**  
**SCALE: 1" = 20'**

**SETBACKS:**

**FRONT 25'**  
**REAR 20'**  
**SIDE 10'**



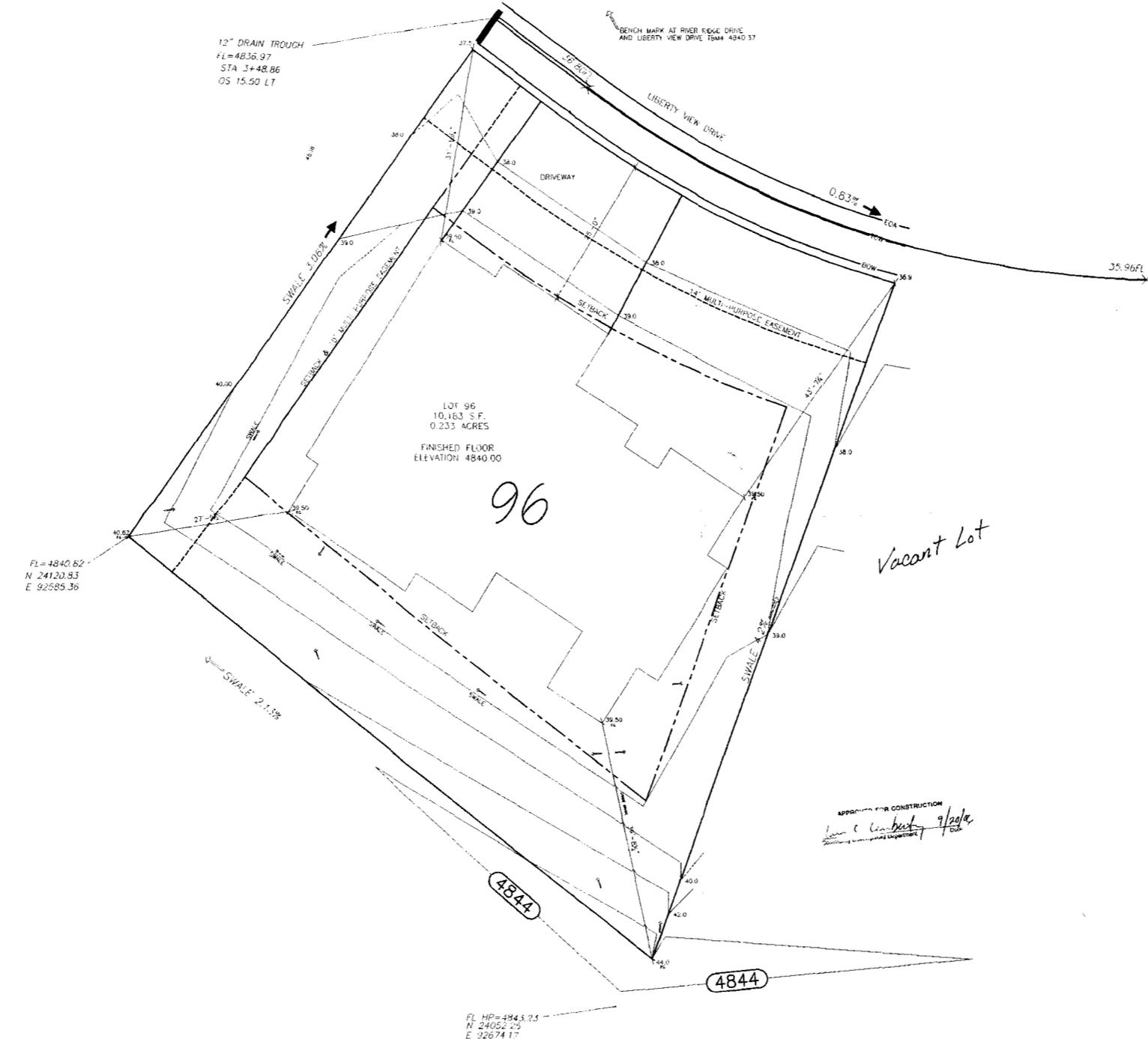
ACCEPTED *NA Joshua A. Pea* 112.66'  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES. *a/28/de*

REVISIONS	
A	8-10-06-ALP
B	8-20-06-ALP
C	8-31-06-KLU
D	
E	
F	
G	
H	



NOTE  
GRADE MUST SLOPE AWAY FROM HOUSE WITH 8% OF FALL IN THE FIRST 10' OF DISTANCE PER GEOTECHNICAL ENGINEERS

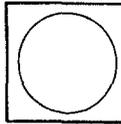
SITE PLAN INFORMATION	
SUBDIVISION NAME	SPYGLASS RIDGE
FILING NUMBER	1
LOT NUMBER	96
BLOCK NUMBER	--
STREET ADDRESS	2657 LIBERTY VIEW DR.
COUNTY	MESA
GARAGE SQ. FT.	--
LIVING SQ. FT.	--
LOT SIZE	10,163 SF
	FRONT 25'
SETBACKS USED	SIDES 10'
	REAR 20'



APPROVED FOR CONSTRUCTION  
*Jan C Lambert* 9/20/06  
Professional Engineer



**AutoDRAFT**  
ARCHITECTURE AND ENGINEERING  
GRAND JUNCTION, CO (970) 241-6782



CENTENNIAL CONSTRUCTION  
2657 LIBERTY VIEW DR.  
GRADING AND DRAINAGE

DRAWN BY	
AUTODRAFT	FILE NAME
DATE	9-20-06
SCALE	1/8" = 1'-0"
SHEET	G1