

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 460.00
 ZIP \$ 1104.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2650 Lookout Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-264-41-043 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,086
 Subdivision Spyglass Ridge Sq. Ft. of Lot / Parcel 11,972
 Filing 1 Block _____ Lot 106 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name HOWARD CARPENTER
 Address 434 Rust Ct.
 City / State / Zip GRAND Jct. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address SAME
 City / State / Zip _____
 Telephone 245-3387 CELL 210-8121

***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/cluster</u>	Maximum coverage of lot by structures <u>RSF-2 30% publicly envelope</u>
SETBACKS: Front <u>25</u> <u>per bldg envelope</u> from property line (PL)	Permanent Foundation Required: YES <u>1*</u> NO _____
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>*Original foundation aug. & grading & drainage plan req.</u>
Voting District <u>E</u> Driveway Location Approval <u>[Signature]</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 9-13-06

Department Approval [Signature] Date 9/14/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>pd @ OMSD</u>
Utility Accounting <u>[Signature]</u> Date <u>10/7/06</u>

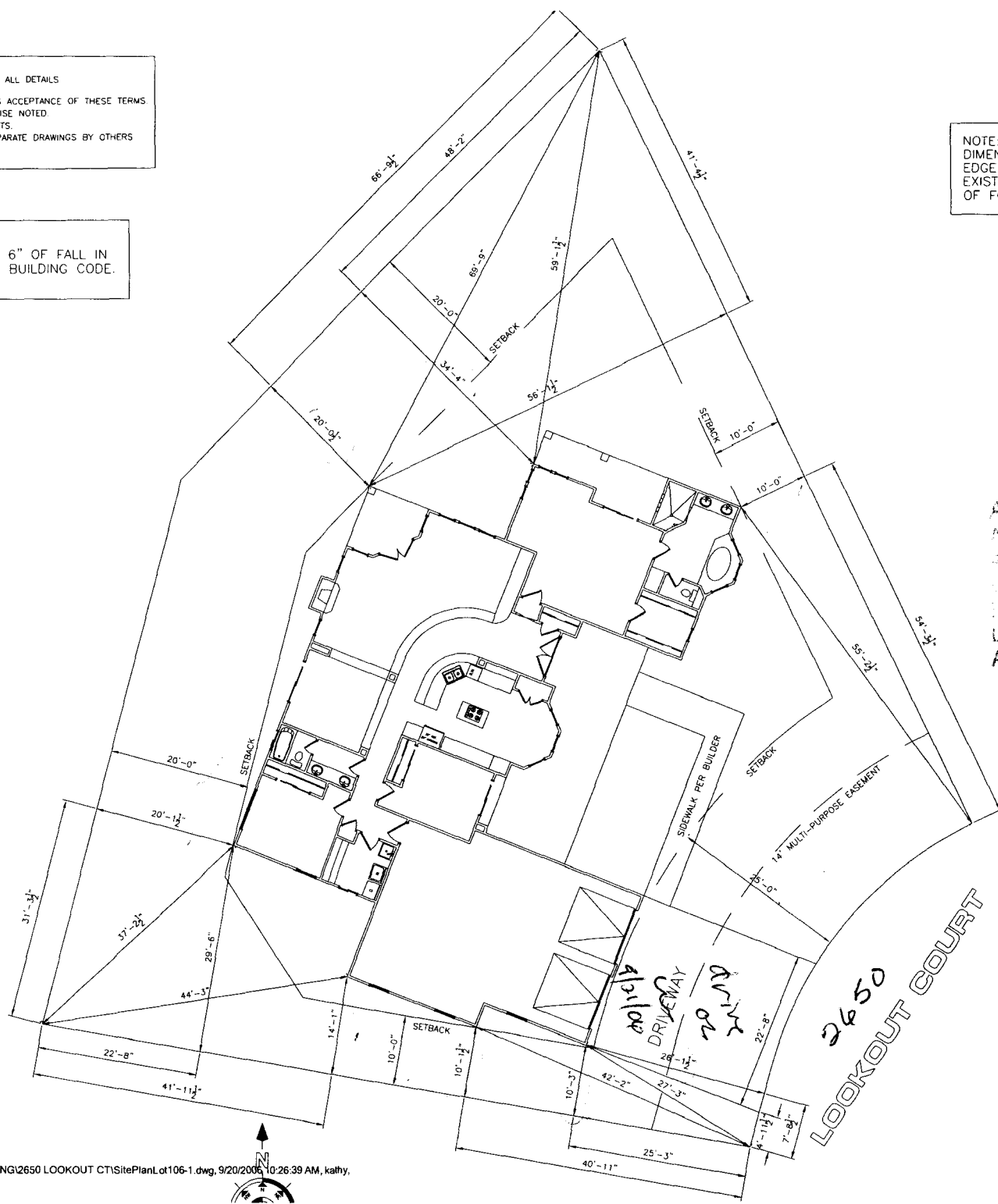
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS TO CONSTRUCTION.
 TITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS
 EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 TO VERIFY ALL SETBACKS AND EASEMENTS.
 ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS

SLOPE AWAY FROM HOUSE 6" OF FALL IN 1' OF DISTANCE PER LOCAL BUILDING CODE.

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



ACCEPTED *9/20/06* *Judith*
 ANY SETBACKS MUST BE
 APPROVED BY PLANNING
 DEPT. OF THE COUNTY
 ENGINEER'S OFFICE
 LOOKOUT TO IDENTIFY EASEMENTS
 AND PROPERTY LINES.

SITE PLAN INFORMATION	
SUBDIVISION NAME	SPYGLASS RIDGE
FILING NUMBER	1
LOT NUMBER	106
BLOCK NUMBER	
STREET ADDRESS	2650 LOOKOUT COURT
COUNTY	MESA
GARAGE SQ. FT.	885 SF
COVERED ENTRY SQ. FT.	30 SF
COVERED PATIO SQ. FT.	179 SF
LIVING SQ. FT.	2086 SF
LOT SIZE	11,972 SF
SETBACKS USED	FRONT 25' SIDES 10' REAR 20'

