

1,104 Liftstation Impact fe

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

2945-264-41-049

Building Address 2661 Lookout LANE

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. ~~2945-264-00-046~~ 304

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000 *A*

Subdivision SPYGLASS RIDGE

Sq. Ft. of Lot / Parcel 10,200 *A* + -

Filing 1 Block _____ Lot 112 ~~112~~ ~~112~~

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 391

Height of Proposed Structure 25' + -

OWNER INFORMATION:

Name Monument Homes

DESCRIPTION OF WORK & INTENDED USE:

Address 603 28 1/4 Rd.

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

City / State / Zip Grand Junction, CO

APPLICANT INFORMATION:

Name Monument Homes

*TYPE OF HOME PROPOSED:

Address 603 28 1/4 Rd.

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

City / State / Zip Grand Junction, CO

Telephone 234-7700 81506

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 / Clusters

Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL)

Permanent Foundation Required: YES NO _____

Side ^{EAST} 10' / ^{WEST} 20' from PL Rear 20' from PL

Parking Requirement 2

Maximum Height of Structure(s) _____

Special Conditions Site Specific Grading & Draining

Voting District E Driveway Location Approval RAD

Plans prepared by Lic Eng. - Eng Foundation Reg'd

(Engineer's Initials)

Grading OK 11/6/06 LCE

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 October 30, 2006

Department Approval [Signature]

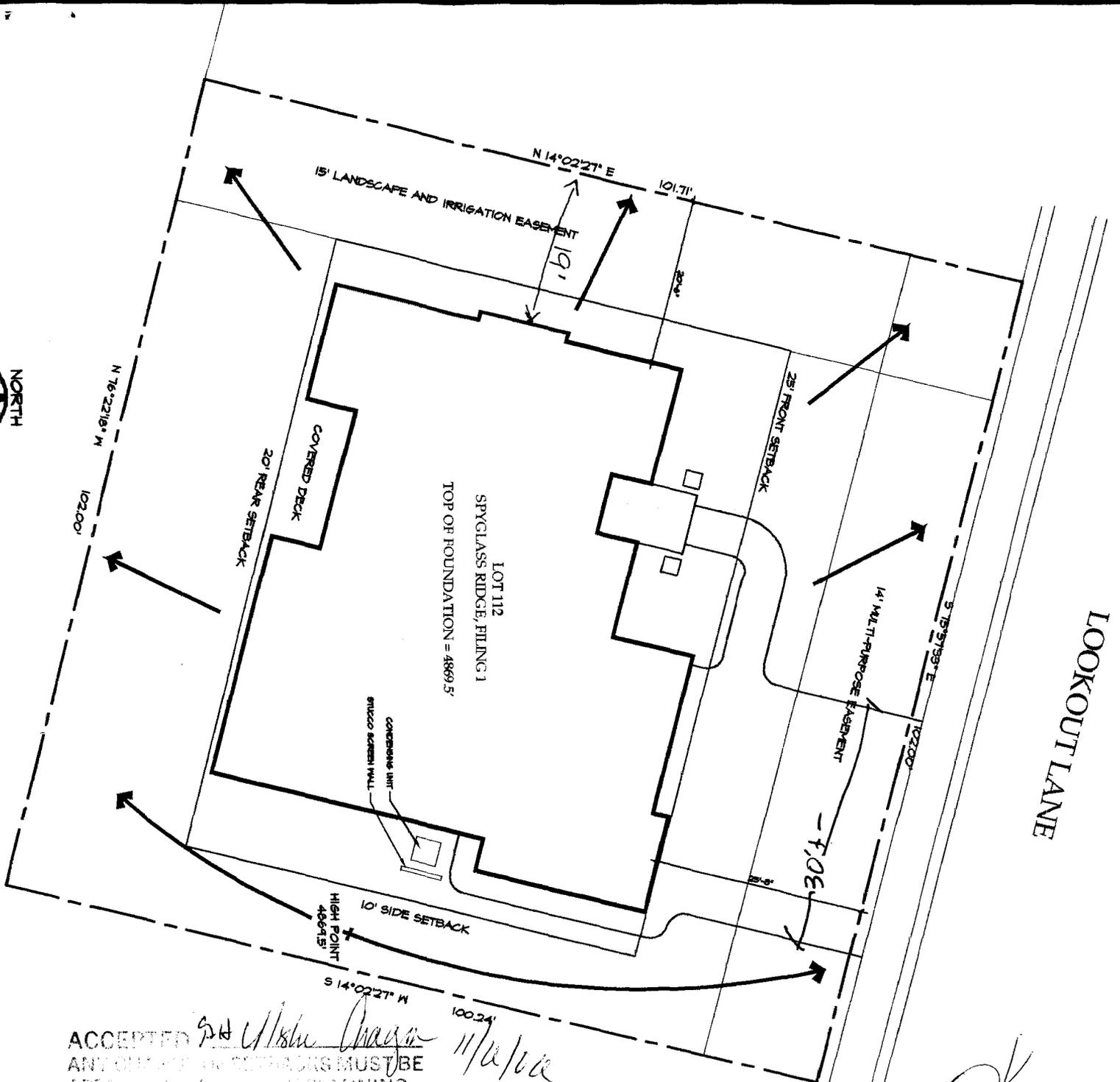
Date 11-7-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>Paid at OMSP</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/8/06</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)

NORTH
SITE PLAN



ACCEPTED *SA Wilson*
 ANY CHANGE IN SETBACKS MUST BE
 APPROVED BY CITY PLANNING
 DEPARTMENT. HOMEOWNERS
 RESPONSIBLE FOR PROPERLY
 LOCATING EASEMENTS
 AND PROPERTY LINES.

11/16/06

*Drainage OK
 TRAD
 12-31-06*

~~2663~~ 2661
LOOKOUT LANE
 Grand Junction, Colorado



603A 28 1/4 ROAD
 GRAND JUNCTION, CO 81501
 970.263.4022