

1104. Liftstation Impact fee

FP-2005-090

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

2945-264-41-050

Building Address 2663 Lockout Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. ~~2945-264-00-046~~ Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000 +/-
 Subdivision Smglass Ridg Sq. Ft. of Lot / Parcel 10,200 +/-
 Filing 1 Block _____ Lot 113 ~~#13 #12~~ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 39% +/-
 Height of Proposed Structure 25' +/-

OWNER INFORMATION:

Name Monument Homes
 Address 603 28 1/4 Rd.
 City / State / Zip Grand Junction, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Monument Homes
 Address 603 28 1/4 rd
 City / State / Zip Grand Junction, CO
 Telephone 234-7700

*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 _____
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>Site Specific Grading & Drainage</u>
Voting District <u>E</u> Driveway Location Approval <u>RAD</u> (Engineer's Initials)	<u>Plans prepared by Lic Eng - Eng Foundations Right</u>
	<u>Grading OK 11/6/06</u>

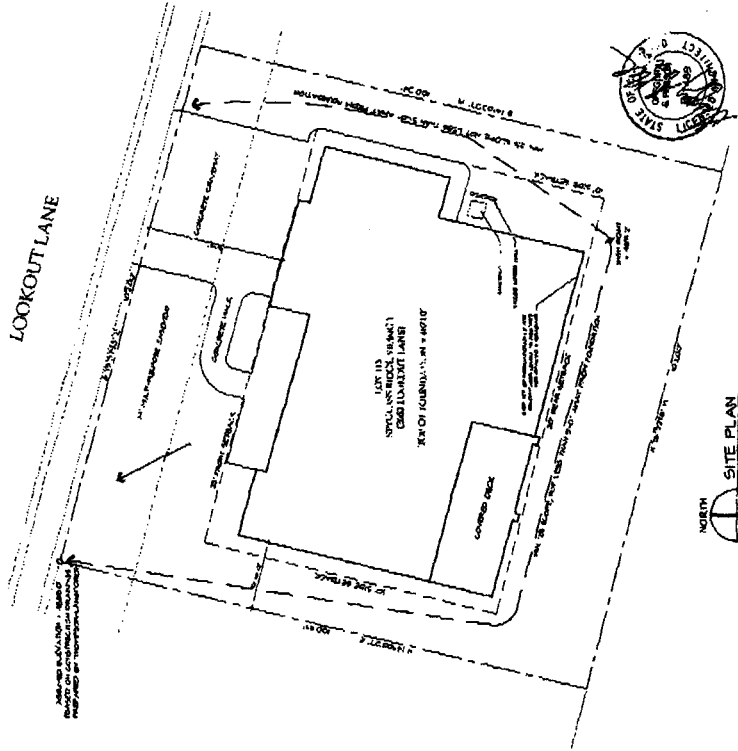
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

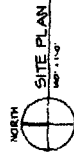
Applicant Signature [Signature] Date October 30, 2006
 Department Approval [Signature] Date 11-12-06

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

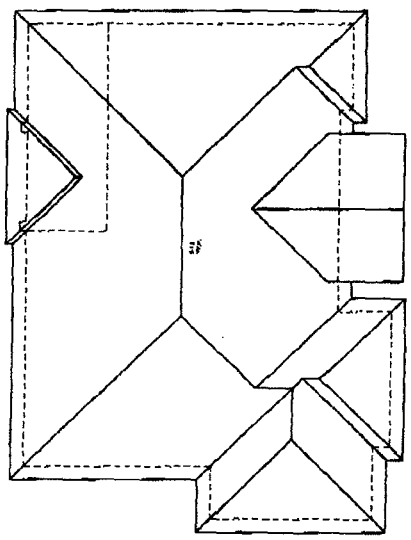
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



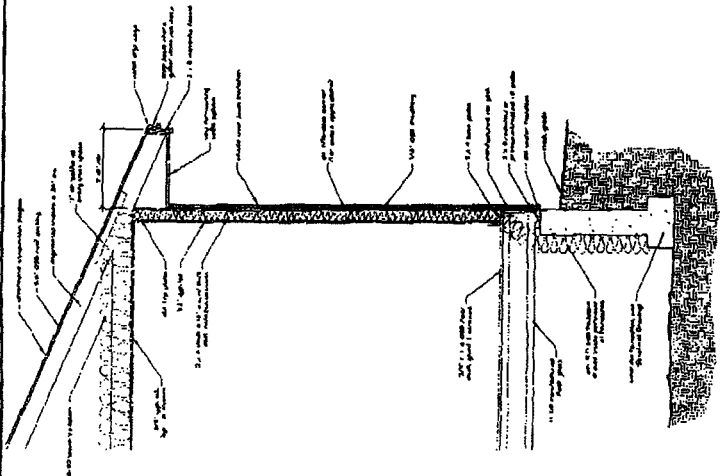
ARCHITECT
L. C. ...



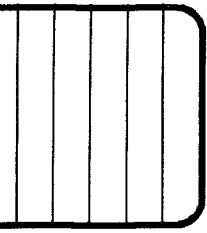
SITE PLAN



ROOF PLAN



TYPICAL WALL SECTION



MONUMENT HOMES

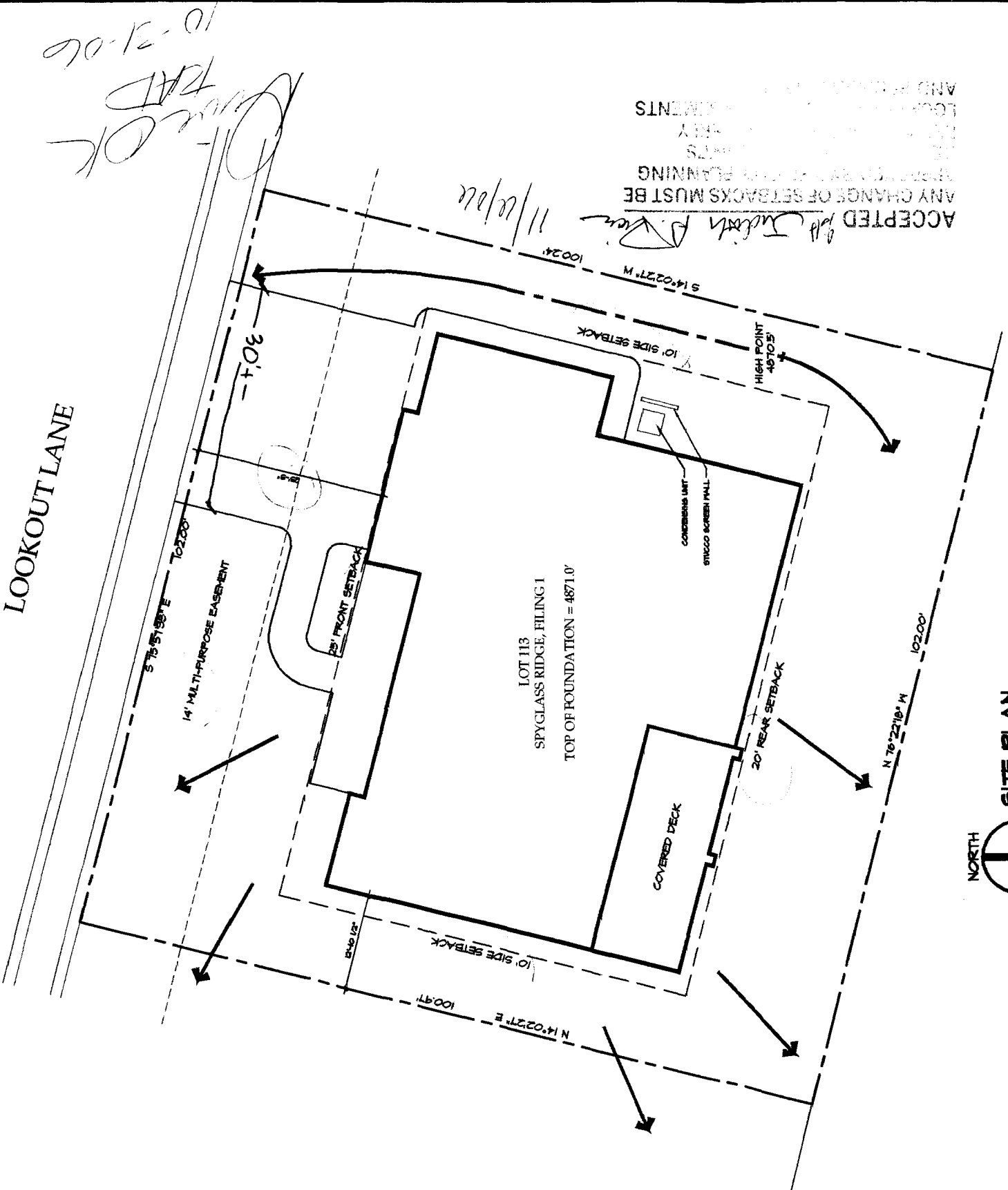
970.263.4022

603A 28 1/4 ROAD
GRAND JUNCTION, CO 81506

LOOKOUT LANE

2667 0663

rd Junction, Colorado



NORTH

SITE PLAN

1/16" = 1'-0"