

FEE \$ <u>10.00</u>
TCP \$ <u>1589.00</u>
SIF \$ <u>460.00</u>

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Lift Station 1104.00
 Building Address 2653 Bangs Canyon Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-351-45-092 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2488
 Subdivision Spy Glass Sq. Ft. of Lot / Parcel _____
 Filing 2 Block _____ Lot 216 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3370
 Height of Proposed Structure 23' 9"

OWNER INFORMATION:

Name Wikes Mesa
 Address 2580 G. Rd.
 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 Camelot Builders
 Address 2814 Ridge Dr.
 City / State / Zip G.J. CO. 81506
 Telephone 970-201-1599

***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 <u>X</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>Engineered Foundations, Grading & Drainage Plans, etc</u>		
Voting District <u>E</u> Driveway Location Approval <u>NA</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).

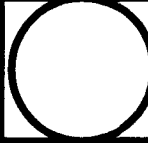
Applicant Signature [Signature] Date 2/26/07
 Department Approval NA [Signature] Date 2/27/07

Additional water and/or sewer tap fee(s) are required. YES <u>X</u> NO _____	W/O No. <u>paid @ OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/28/07</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)



Camelot Builders
 2653 Bangs Canyon Dr.
 Grand Junction, CO.



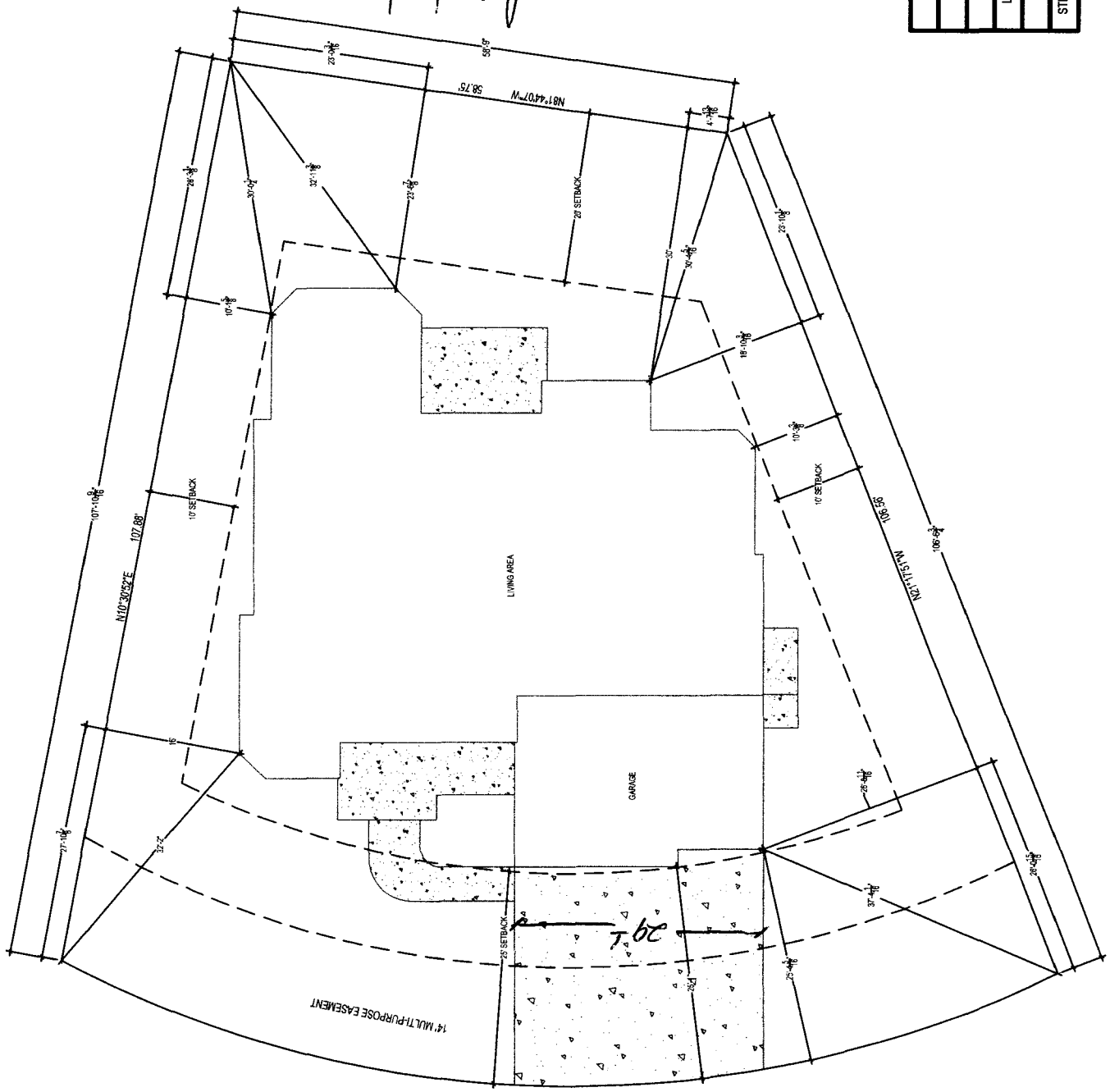
Revisions	

Drawn By	ADT
DT Date	2/14/07
Rev	2/11/07
Scale	NTS

Sheet	Site Plan
	C1

Spyglass Ridge	
FILING	2
TRACT	H
LOT NUMBER	216
LOT SIZE	10022 sq. ft.
STEM WALL ELEV.	4814.50'

NOTES
 CHECKS MUST BE
 PLANNING
 IDENTIFY EASEMENTS
 AND PROPERTY LINES



BANGS CANYON DR.

