

FEE \$ 10.00  
 TCP \$ 1589.00  
 SIF \$ 460.00

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

BLDG PERMIT NO. \_\_\_\_\_

LIFT STATION FEE: \$1,104

Building Address 2654 Bungs Canyon, G.J. Co No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-351-45-084 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed APPRX 3000  
 Subdivision Spy Glass Ridge Sq. Ft. of Lot / Parcel 11085-5 FT  
 Filing 2 Block \_\_\_\_\_ Lot 203 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) APPRX 7100  
 Height of Proposed Structure 27'5"

**OWNER INFORMATION:**

Name MR. & MRS. Seeley  
 Address 650 TERRACE DRIVE  
 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 Dorsey Custom Homes  
 Address P.O. Box 40483  
 City / State / Zip Grand Jct, Co 81504  
 Telephone 970-986-1783

**\*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>R-2 / cluster</u>	Maximum coverage of lot by structures <u>30%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>10</u> from PL Rear <u>15</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>engineered foundation required</u>		
Voting District <u>E</u>	Driveway Location Approval <u>MF/KF</u> (Engineer's Initials)	<u>grading &amp; drainage plans required</u> <u>KBF</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).

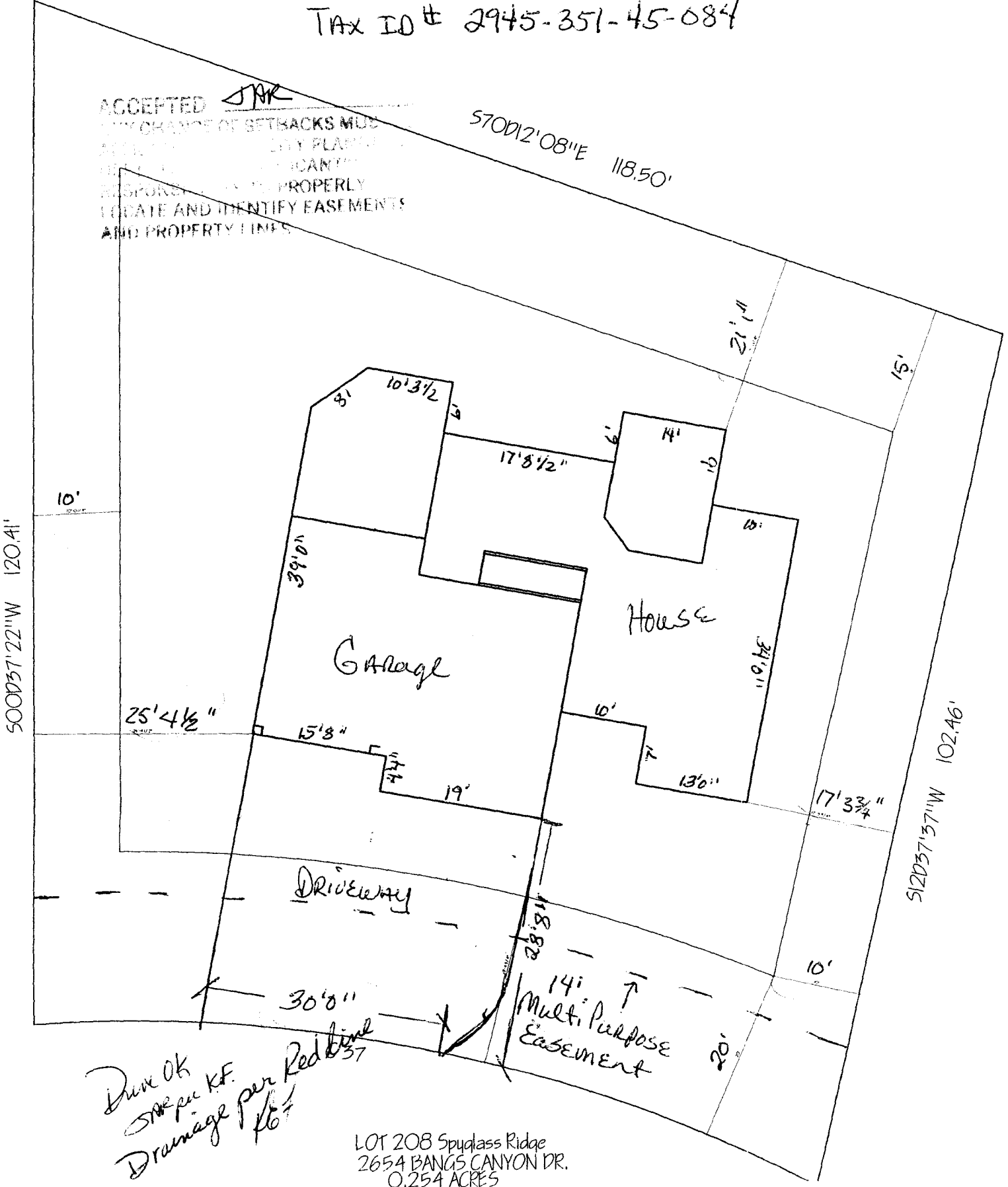
Applicant Signature [Signature] Date 6-24-07  
 Department Approval [Signature] Date 7/3/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Pl at OM</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/3/07</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)

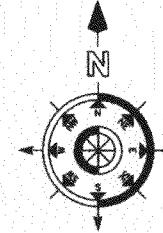
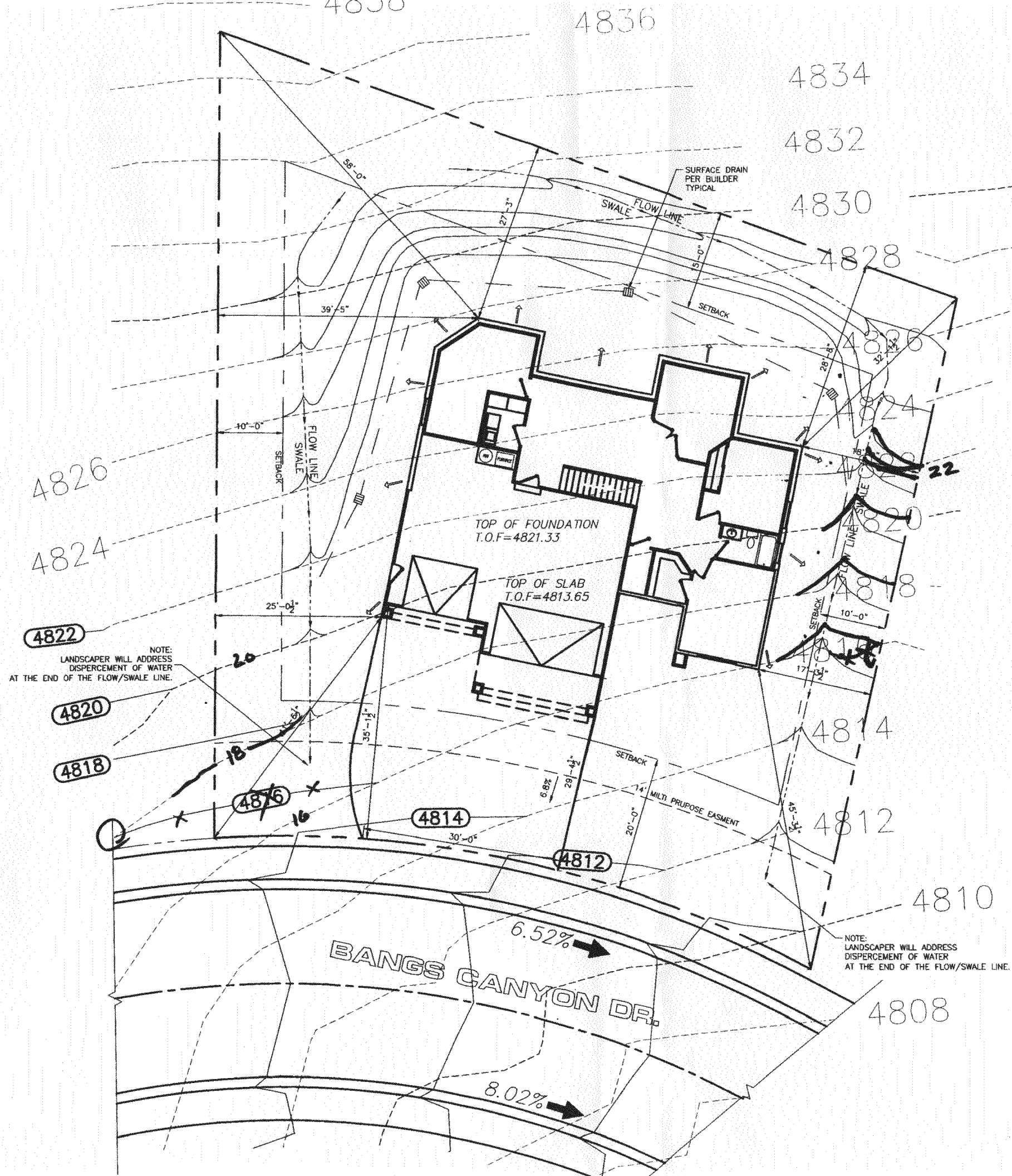
2654 Bangs Canyon Dr. G.T. Co  
 Spy Glass Ridge Subdivision  
 Filing 2, Lot 208  
 Tax ID # 2945-351-45-084

ACCEPTED *SPK*  
 ANY CHANGE OF SETBACKS MUST  
 ACCORD WITH CITY PLANNING  
 DEPARTMENT'S SIGNIFICANT  
 RESPONSE TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



*Done OK  
 SPK per KF.  
 Drainage per Redline  
 37*

LOT 208 Spyglass Ridge  
 2654 BANGS CANYON DR.  
 0.254 ACRES



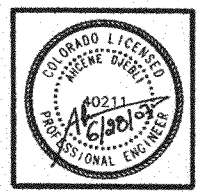
**TBM7 - 4868.23**

- LEGEND**
- 10' CONTOUR (E)
  - 2' CONTOUR (E)
  - 10' CONTOUR (P)
  - 2' CONTOUR (P)
  - PROPOSED FLOW LINE/SWALE LINE
  - SET BACK
  - EASEMENT
  - PROPERTY LINE
  - DRAINAGE ARROWS
  - CONTOUR REFERENCE NUMBERS 4864
  - SURFACE DRAIN

**SCALE: 1/8" = 1'-0"**

A
B
C
D
E
F
G
H

**AUTODRAFT**  
COMPUTER AIDED DRAFTING  
GRAND JUNCTION, CO (970) 241-6782



**DORSEY CUSTOM HOMES**  
**LOT 208 / 2654 BANGS CANYON DR.**  
**GRADING & DRAINAGE**  
**SPYGLASS PHASE - 2**

*OK per Redline  
KBT*

DRAWN BY AUTODRAFT
FILE NAME
DATE 6-20-07
SCALE 1/8" = 1'-0"
SHEET