

FEE \$10.⁰⁰
 TCP \$1589.⁰⁹
 SIF \$ 460.⁰⁶

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

BLDG PERMIT NO. _____

1104.00 J/E Station
 Building Address 2655 Bangs Canyon
 Parcel No. 2945-351-45-091
 Subdivision Spy Glass Ridge
 Filing 2 Block _____ Lot 215

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed Approx 3600 sq ft
 Sq. Ft. of Lot / Parcel 10,376
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Approx 4400 sq ft
 Height of Proposed Structure 23'6"

OWNER INFORMATION:

Name Chris Comalisty
 Address 698 Moon Ridge Circle
 City / State / Zip Grand Jet, Co 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Dorsey Custom Homes + Framing LLC
 Address P.O. Box 40483
 City / State / Zip Grand Jet, 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 RSF-2 / Cluster Maximum coverage of lot by structures 30%
 SETBACKS: Front 25' 25' from property line (PL) Permanent Foundation Required: YES 1 NO _____
 Side 10' 10' from PL Rear 20' 20' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered Foundation Req'd
 Voting District E Driveway Location Approval [Signature]
 (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 4-5-07
 Department Approval [Signature] Date 4-12-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>paid @ DMST</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-12-07</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)

2655 Bangs Canyon
 Grand Jet, Co 81503
 Filing 2 - Lot 215
 Spy Glass Ridge
 Subdivision
 TAX # 2945-357-45-091

4-12-07
 Gayleen Henderson
 ACCEPTED
 ANY CHANGES TO SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Driveway easement of 30' shown



