

FEE \$	10.00
TCP \$	1584.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. pd

Lift Station Fee: \$1,104
 Building Address 2656 Bangs Canyon Dr.
 Parcel No. 2945-351-45-085
 Subdivision Spy Glass Ridge
 Filing 2 Block _____ Lot 209

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed approx 3100
 Sq. Ft. of Lot / Parcel 10284
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) approx 4100
 Height of Proposed Structure 27.5"

OWNER INFORMATION:

Name Mr + Mrs. Seeley
 Address 650 TERRACE DRIVE
 City / State / Zip Grand Jet, Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Densley Custom Homes
 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 <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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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>JM</u> <u>KT</u> (Engineer's Initials)	<u>grading & drainage plans required</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).

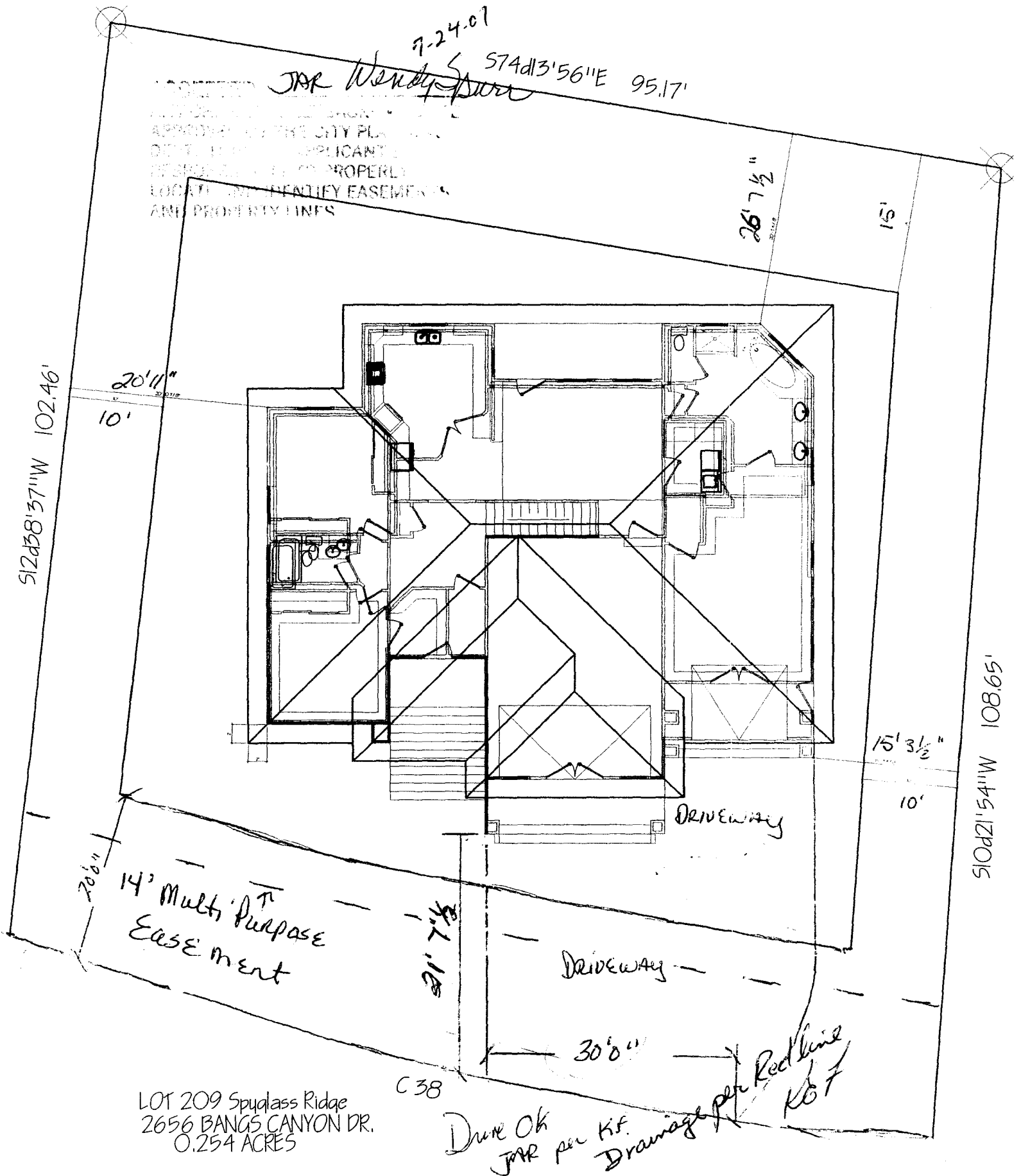
Applicant Signature Thant Day Date 6-24-07
 Department Approval JR Wendy Spurr Date 7-24-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>OMSD 5072</u>
Utility Accounting <u>Colter Sawyer</u>	Date <u>7/24/07</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)

2656 Bangs Canyon Dr. G.S. Co.
Spy Glass Ridge Subdivision.

Filing 2, Lot 209 - Tax ID # 2945-351-45-08



LOT 209 Spyllass Ridge
2656 BANGS CANYON DR.
0.254 ACRES

