

FEE \$	10 ⁰⁰
TCP \$	1589 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Lot Area: 1,104⁰⁰

Building Address 2660 Bangs Canyon
 Parcel No. 2945-351-45-087
 Subdivision Spyglass Ridge
 Filing 2 Block _____ Lot 211

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed APPRX 3400 Sq Ft
 Sq. Ft. of Lot / Parcel 10,610 Sq Ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) APPRX 4700 Sq Ft
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name MR. + MRS Stator
 Address 1816 Freedom Way, Montrose
 City / State / Zip Montrose, Co

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 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>RSF-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; Grading & drainage plans req; requirements per plat</u>		
Voting District <u>E</u>	Driveway Location Approval <u>JAR</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).

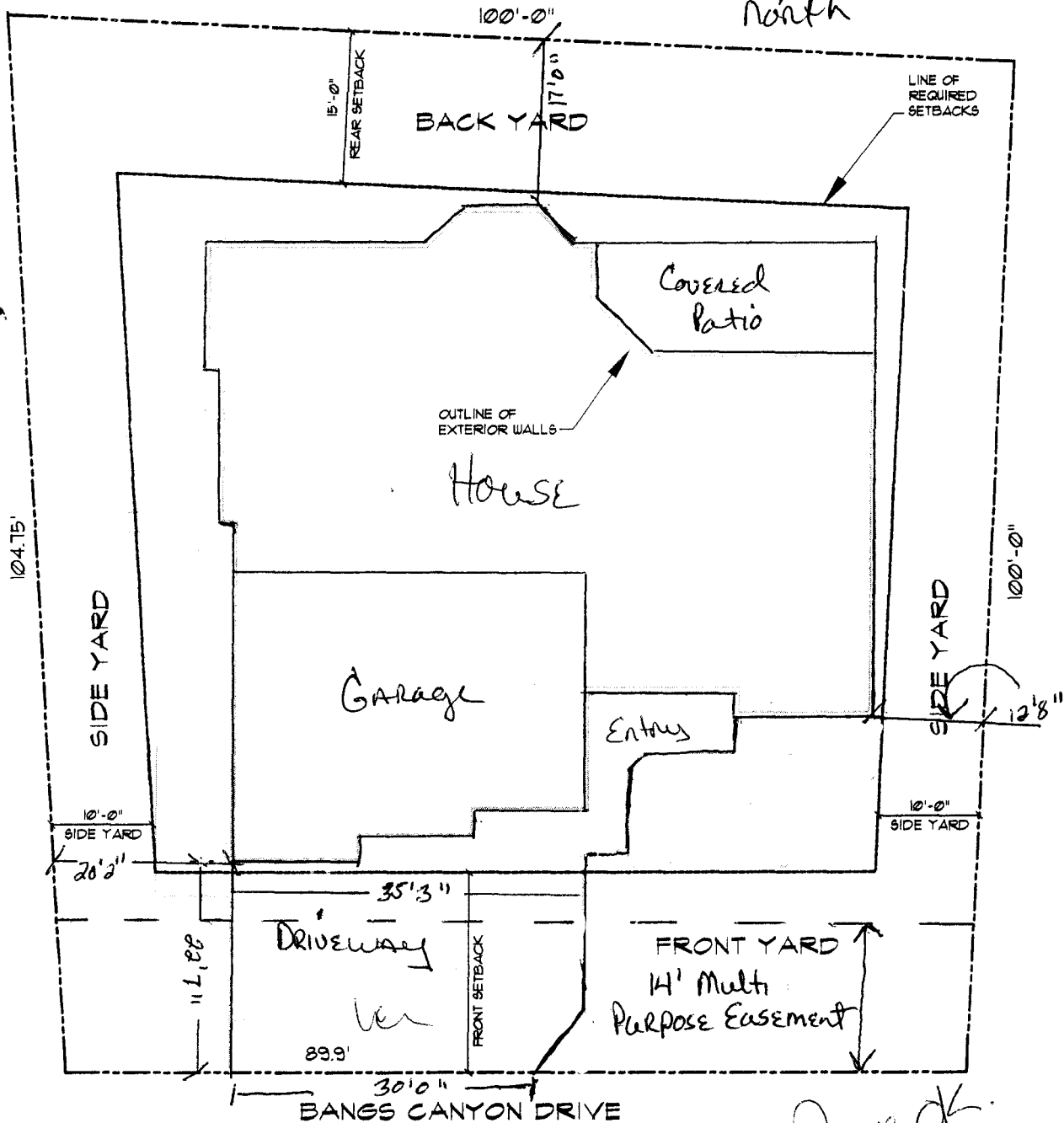
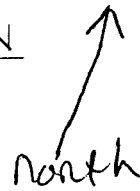
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Robert De... Date 12-11-06
 Department Approval JAR Gayle Henderson Date 2-12-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>pd@Omsd</u>
Utility Accounting	Date <u>2/12/07</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)

TYPICAL EXTERIOR WALL SECTION
SCALE: 1/8" = 1'-0"

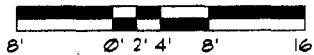


*Dune dk.
JPK
12/15/06*



STATON RESIDENCE SITE PLAN

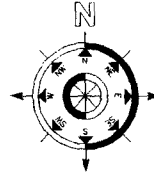
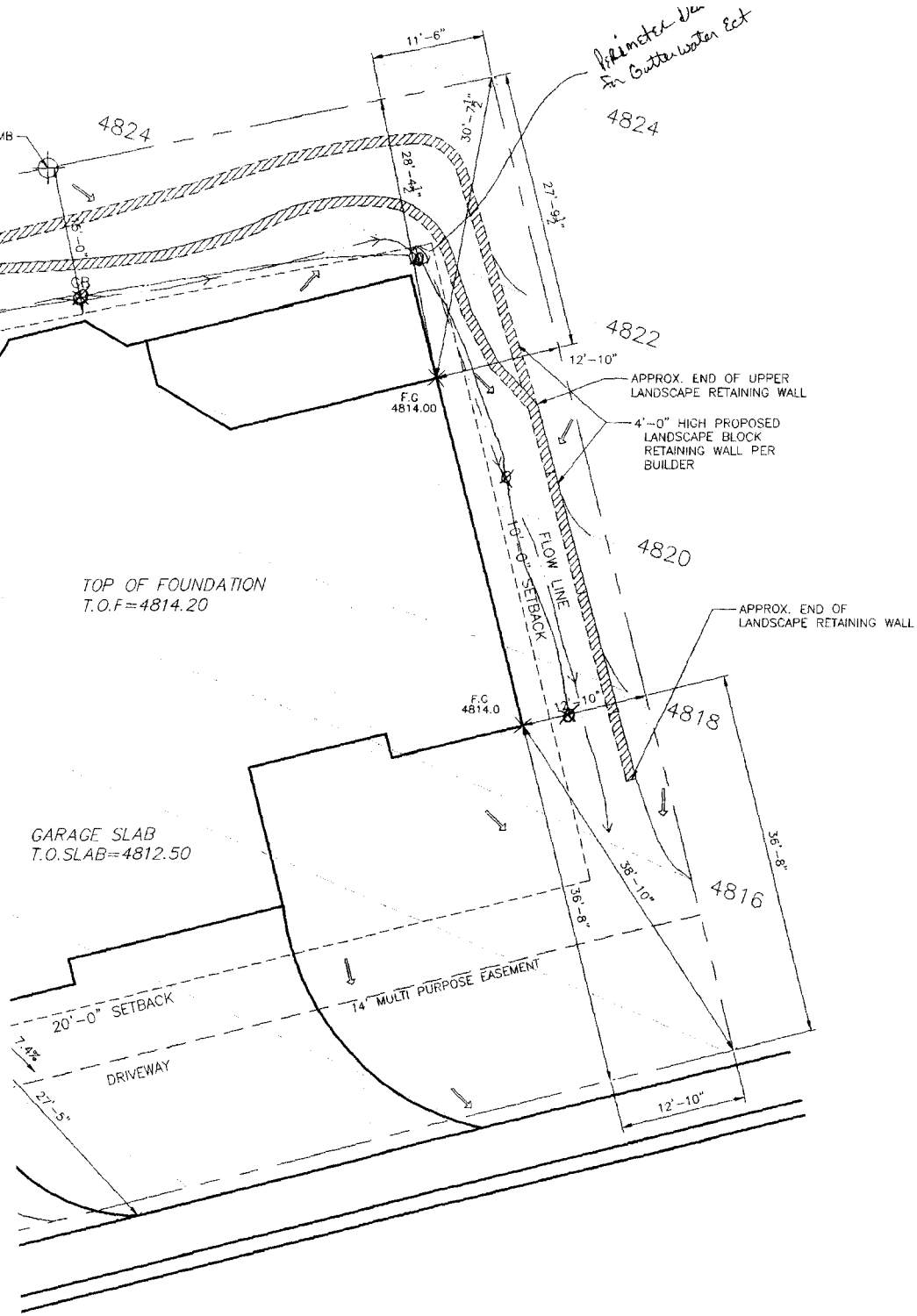
SCALE: 1/8" = 1'-0"
NOTE: NOT TO SCALE UNLESS PRINTED ON 24" X 36" PRINT



C:\Documents and Settings\Nathan-Work\My Documents\OCD\Projects\statonres\212660 Bangs Canyon.dwg, 12/05/06 at 10:53 AM XREF

Lot# 211 Filing # 2
SpyGlass Ridge Subdivision
2660 Bangs Canyon Dr.
Parcel # 2945-351-45-087

2-12-07
Gayle Henderson



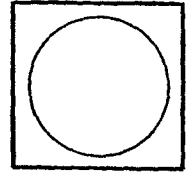
LEGEND

- PROPERTY LINE
- SETBACK
- EXISTING CONTOURS
- PROPOSED CONTOURS
- GB
- GRADE BREAK
- QED SURVEY - TMB

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	SPYGLASS RIDGE
FILING NUMBER	2
LOT NUMBER	211
BLOCK NUMBER	?
STREET ADDRESS	211 BANGS CANYON DRIVE
COUNTY	MESA
GARAGE SQ. FT.	821 SQ. FT.
LIVING SQ. FT.	2974 SQ. FT.
LOT SIZE	10610 SF
SETBACKS USED	FRONT 20'
	SIDES 10'
	REAR 20'

Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



DORSEY CUSTOM HOMES
LOT 211 / 2660 BANGS CANYON DR.
GRADING & DRAINAGE
SPYGLASS PHASE - 2

APPROVED FOR CONSTRUCTION

 Community Development Department
 Date: 1-22-07