

FEE \$ 10.00  
 TCP \$ 1589.00  
 SIF \$ 400.00

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

Lift Station 1,104.00  
 Building Address 2661 Bangs Canyon Dr.  
 Parcel No. 2945-351-45-088  
 Subdivision Spyglass Ridge  
 Filing 2 Block \_\_\_\_\_ Lot 212

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3714  
 Sq. Ft. of Lot / Parcel 11,344 sq.ft.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3714  
 Height of Proposed Structure 27'

**OWNER INFORMATION:**

Name Adam + Jessica Lopez  
 Address 2616 Texas Ave.  
 City / State / Zip Grand Jct. CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Lopez Const.  
 Address 3032 E 1/2 rd.  
 City / State / Zip Grand Jct. CO 81504  
 Telephone 434-5454 ; 270-6227

\*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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>10'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundations, Grading &amp; Drainage Plans, etc</u>
Voting District <u>E</u> Driveway Location Approval _____ (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 Adam Lopez Date 2-22-2007  
 Department Approval NA / [Signature] Date 3/28/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>paid @ OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-28-07</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)

# LOPEZ CONSTRUCTION 2661 BANGS CANYON DRIVE

CIAVONNE, ROBERTS & ASSOC., INC.  
LANDSCAPE AND PLANNING ARCHITECTS  
844 GRAND AVENUE  
GRAND JUNCTION, CO 81501

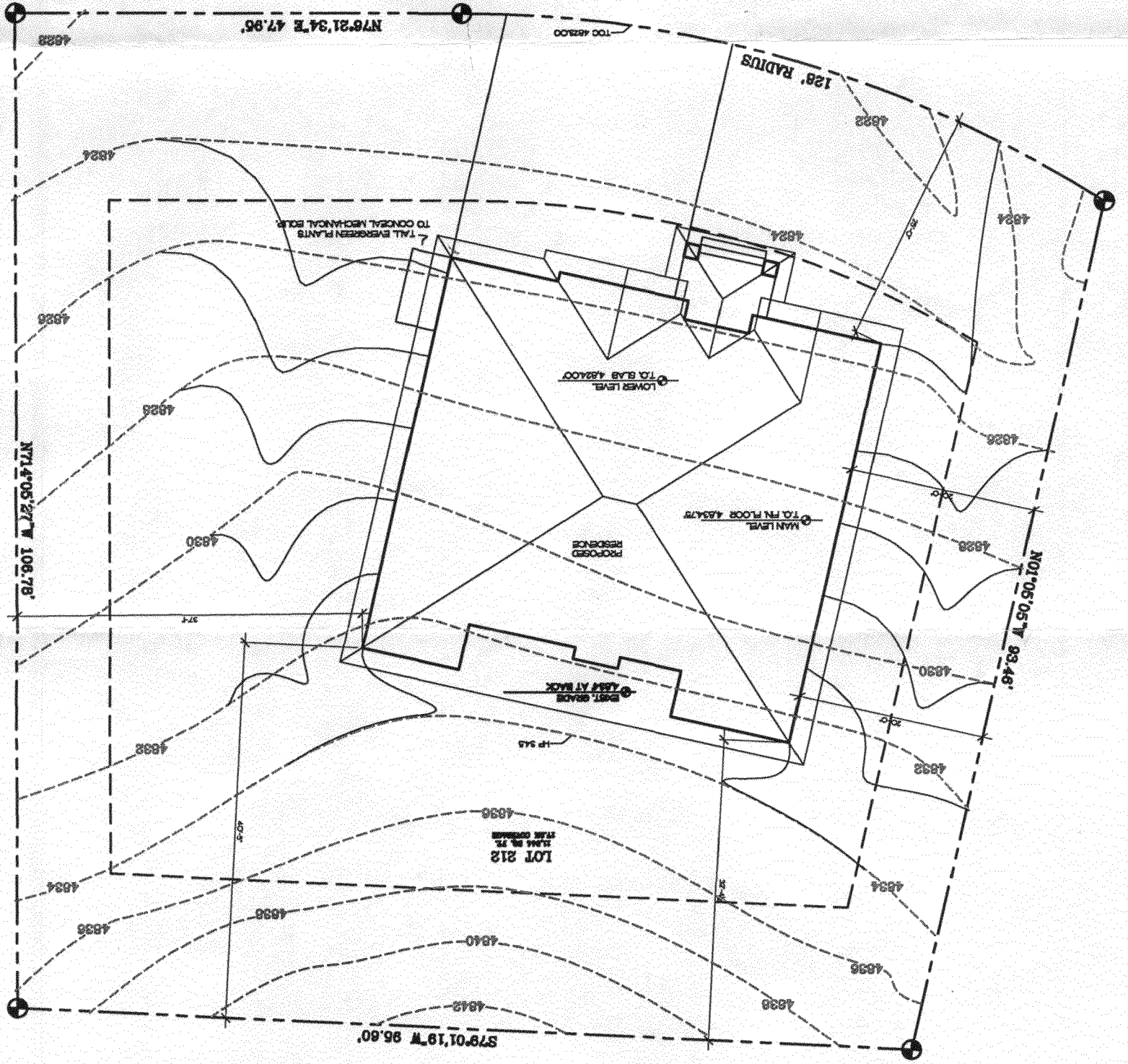
## SITE GRADING PLAN

ACCEPTED WITH CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

APPROVED FOR CONSTRUCTION  
*Gregory*  
Community Development Department  
*Jan A. Smith*  
Date: 3/22/07



3/28/07



**LEGAL**

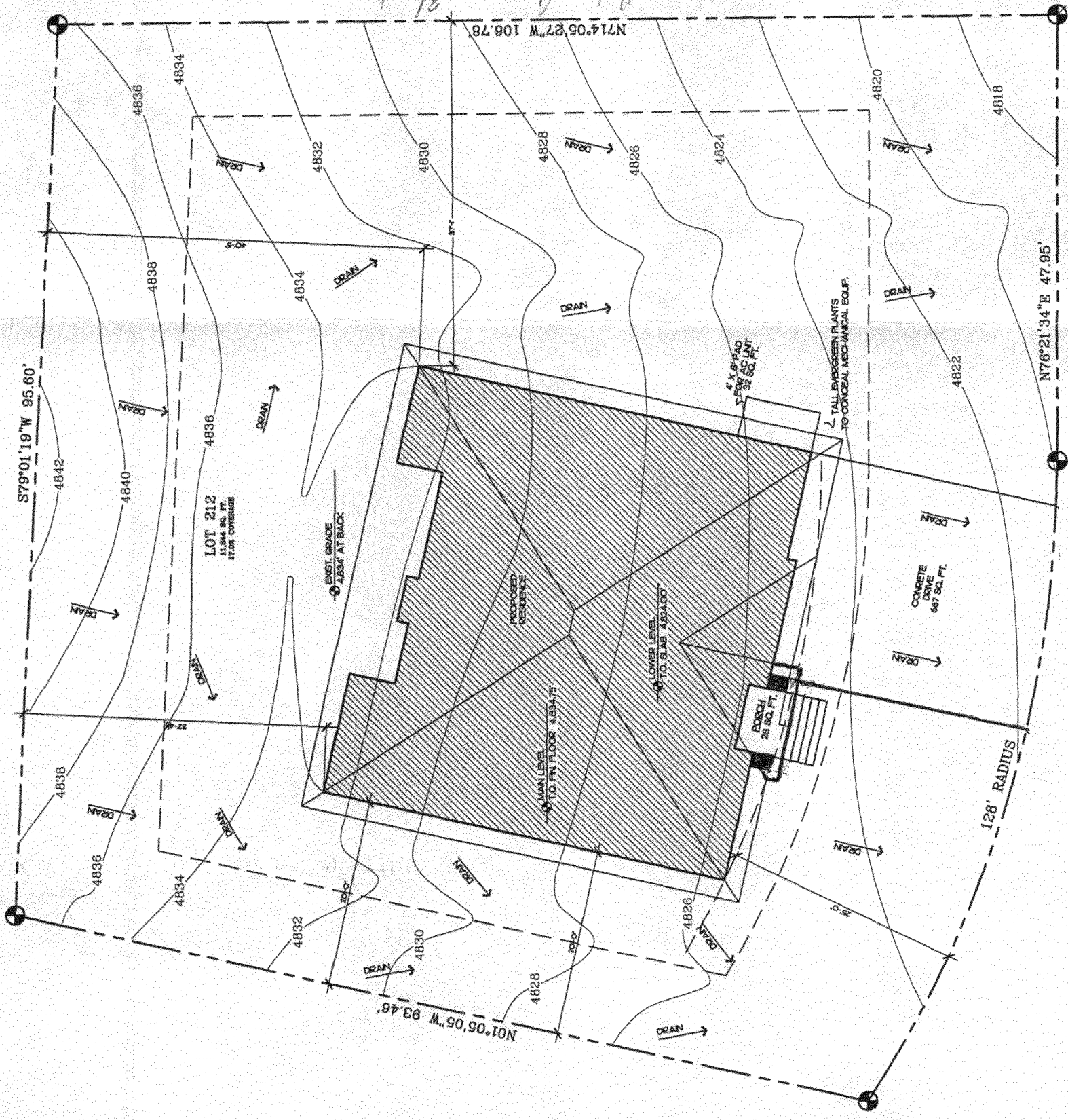
LOT 212  
 SPYGLASS RIDGE FILING NO. TWO  
 CITY OF GRAND JUNCTION  
 STATE OF COLORADO

**SHEET INDEX**

A1	SITE PLAN/ COVER SHEET
A2	LOWER LEVEL FLOOR PLAN
A3	MAIN LEVEL FLOOR PLAN
A4	NORTH & EAST ELEVATIONS
A5	SOUTH & WEST ELEVATIONS
A6	ROOF PLAN

LOT - 11,344 SQ. FT. FOOTPRINT - 1,919.7 SQ. FT. COVERAGE - 17.0%	LOWER LEVEL - 957 SQ. FT. GARAGE - 844 SQ. FT. MAIN LEVEL - 1,913.6 SQ. FT.	TOTAL FINISHED - 2870.6 SQ. FT.
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ACCEPTED *Missie Wagner 3/28/07*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



The intended use of this drawing is for front column representation only. Please refer to drawing by Craig Roberts (Ciaronne & Assoc.) for proper site grading.

2661 BANGS CANYON DRIVE