

FEE \$	10.00
TCP \$	1,589.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2061 Baseline Road
 Parcel No. #2947-151-52-005
 Subdivision Independence Ranch
 Filing #10 Block #1 Lot #5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2900
 Sq. Ft. of Lot / Parcel 15,962.3 sq. ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 27% (4314 sq. ft.)
 Height of Proposed Structure 21ft.

OWNER INFORMATION:

Name Allen & Carolyn Schavot
 Address 8992 W. 81st Lane
 City / State / Zip Arvada, CO 80005-2410

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Conquest Construction
 Address 1111 South 12th Street
 City / State / Zip Grand Jct., CO 81501
 Telephone 970-243-1242

***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>PD</u>	Maximum coverage of lot by structures <u>per plan</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>20</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>per plan</u>	Special Conditions <u>irrigation should be kept to a minimum on sloped lots.</u>
Voting District <u>A</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).

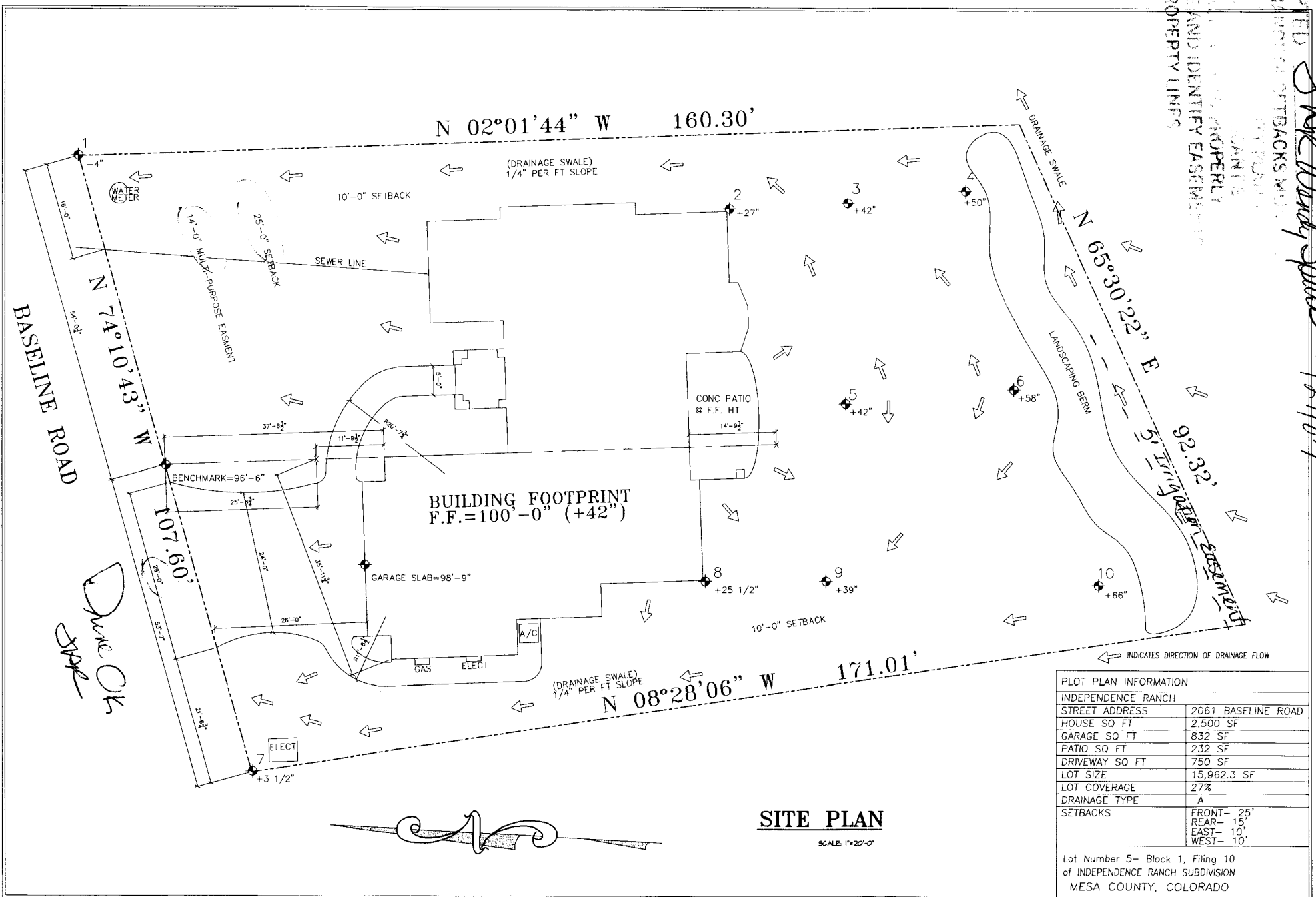
Applicant Signature [Signature] Date 6-18-07
 Department Approval JAR Wendy Spurr Date 6-27-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20407</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/27/07</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)

ACCEPTED
 ANY CHANGES TO SETBACKS AND
 EASEMENTS MUST BE PROPERLY
 LOCATED AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Done OK
SPK
 10/27/07



PLOT PLAN INFORMATION	
INDEPENDENCE RANCH	
STREET ADDRESS	2061 BASELINE ROAD
HOUSE SQ FT	2,500 SF
GARAGE SQ FT	832 SF
PATIO SQ FT	232 SF
DRIVEWAY SQ FT	750 SF
LOT SIZE	15,962.3 SF
LOT COVERAGE	27%
DRAINAGE TYPE	A
SETBACKS	FRONT- 25' REAR- 15' EAST- 10' WEST- 10'
Lot Number 5- Block 1, Filing 10 of INDEPENDENCE RANCH SUBDIVISION MESA COUNTY, COLORADO	

SITE PLAN

SCALE: 1"=20'-0"