- C	
FEE\$	10-
TCP\$	1589-
SIF \$	460-

## **PLANNING CLEARANCE**

DI DC	PERMIT	NO
DLDG	FERIVILI	NO.

(Single Family Residential and Accessory Structures)

SIF \$ 460- Community Develor	pment Department
Building Address 2863 Basil P/.	No. of Existing Bldgs No. Proposed
Parcel No. 2943 -19/-41-005	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed
Subdivision White Willows	Sq. Ft. of Lot / Parcel <u>8351</u>
Filing 2 Block 7 Lot 5	_ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure
Name Garrett Blecka Address 965 E. OHley Arc City/State/Zip Frv. ta co 21521	DESCRIPTION OF WORK & INTENDED USE: New Single Family Home (*check type below) Interior Remodel Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
NameAddress	Site Built
City / State / Zip	NOTES: NEW HOME
Telephone 970 - 201 - 1752	ACC approval regid prior to beilding
<b>3</b> A	
	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.
property lines, ingress/egress to the property, driveway loc	all existing & proposed structure location(s), parking, setbacks to all
property lines, ingress/egress to the property, driveway loc	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.
property lines, ingress/egress to the property, driveway loc THIS SECTION TO BE COMPLETED BY C	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.  OMMUNITY DEVELOPMENT DEPARTMENT STAFF
THIS SECTION TO BE COMPLETED BY C	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.  OMMUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YES NO
THIS SECTION TO BE COMPLETED BY C  ZONE from property line (PL)	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.  OMMUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YES NO  Parking Requirement  Special Conditions for
THIS SECTION TO BE COMPLETED BY C  ZONE from property line (PL)  Side from PL Rear from PL	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.  OMMUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY C  ZONE	All existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.  OMMUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY C  ZONE	All existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.  OMMUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY C  ZONE	All existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.  OMMUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY C  ZONE  SETBACKS: Front  from PL  Rear  from PL  Maximum Height of Structure(s)  Driveway  Location Approval  (Engineer's In  Modifications to this Planning Clearance must be approvance authorized by this application cannot be occuping Occupancy has been issued, if applicable, by the Building or dinances, laws, regulations or restrictions which apply to action, which may include but not necessarily be limited to	All existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.  OMMUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YES NO  Parking Requirement  Special Conditions  Permanent Foundation Required: YES NO  Parking Requirement  Special Conditions  Special Conditions  Permanent Foundation Required: YES NO  Parking Requirement  Special Conditions  Speci
THIS SECTION TO BE COMPLETED BY C  ZONE	All existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.  OMMUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YES

VALID FOR SIX MONTHS PROM-BATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Basil Place DRIVEWAY 14' MULTI-PURPOSE EASEMENT SETBACK 15' IRRIGATION EASEMENT

15'-72

ACCEPTED D Judoth A Para ANY CHANGE OF SETBACKS MUST BE 12/27/07 APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTICE:

1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTRUCTION OR HOME OWNERS ACCEPTANCE OF THESE TERMS.

3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.

BUILDER AND OR OWNER TO VERBY ALL SETACKS AND EASEMENTS.
 HINDER HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE::
DIMENSION LINES ARE PULLED FROM
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE
OF FOUNDATION.

NOTE:

7'-4"

BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SUBDIVISION NAME	WHITE WILLOWS
FILING NUMBER	2
OT NUMBER	5
BLOCK NUMBER	7
STREET ADDRESS	2863 BASIL PLACE
COUNTY	MESA
GARAGE SQ. FT.	672 SF
LIVING SQ. FT.	1495 SF
LOT SIZE	8,351 S.F.
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'









BUILDERS BASIL PLACE SITEPLAN TRACK Z 0

1/8" = 1'-0"

SITE

Z: VEAD DWGS\ALL PLATS\W VILLOWS F2\WHITE WILLOWS F2-1.dwg, 12/10/2007 08:24:35 AM, shawn, HP Laser)et 6M.pc3

86

Basil Have