

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	400 ⁻

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. M

Life Station #11104
 Building Address 2650 BANGS Canyon DR.
 Parcel No. 2945-351-45-077
 Subdivision SPRIGLASS RIDGE
 Filing 2 Block _____ Lot 198

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2749^{sq}
 Sq. Ft. of Lot / Parcel 10,891 10,270
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2749 Liveable + 1005 garage
 Height of Proposed Structure 25' 3754^{sq} 36%

OWNER INFORMATION:

Name KODI & RUBI ZUBROD
 Address 467 Bismark St
 City / State / Zip GTJ CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Signature Homes of Co.
 Address 855 Grand Vista way
 City / State / Zip GTJ CO 81506
 Telephone 970.250.4545

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

not in flood plain

PAID

APR 29 2008

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 R-2 / Cluster (R-8) Maximum coverage of lot by structures 30% (70%)
 SETBACKS: Front 20' (20) from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 15' (5) from PL Rear 30' (10) from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' (35) Special Conditions Engineered foundation required
 Voting District E Driveway Location Approval PD (Engineer's Initials) Drainage Plan is OK
RB 4/24/08

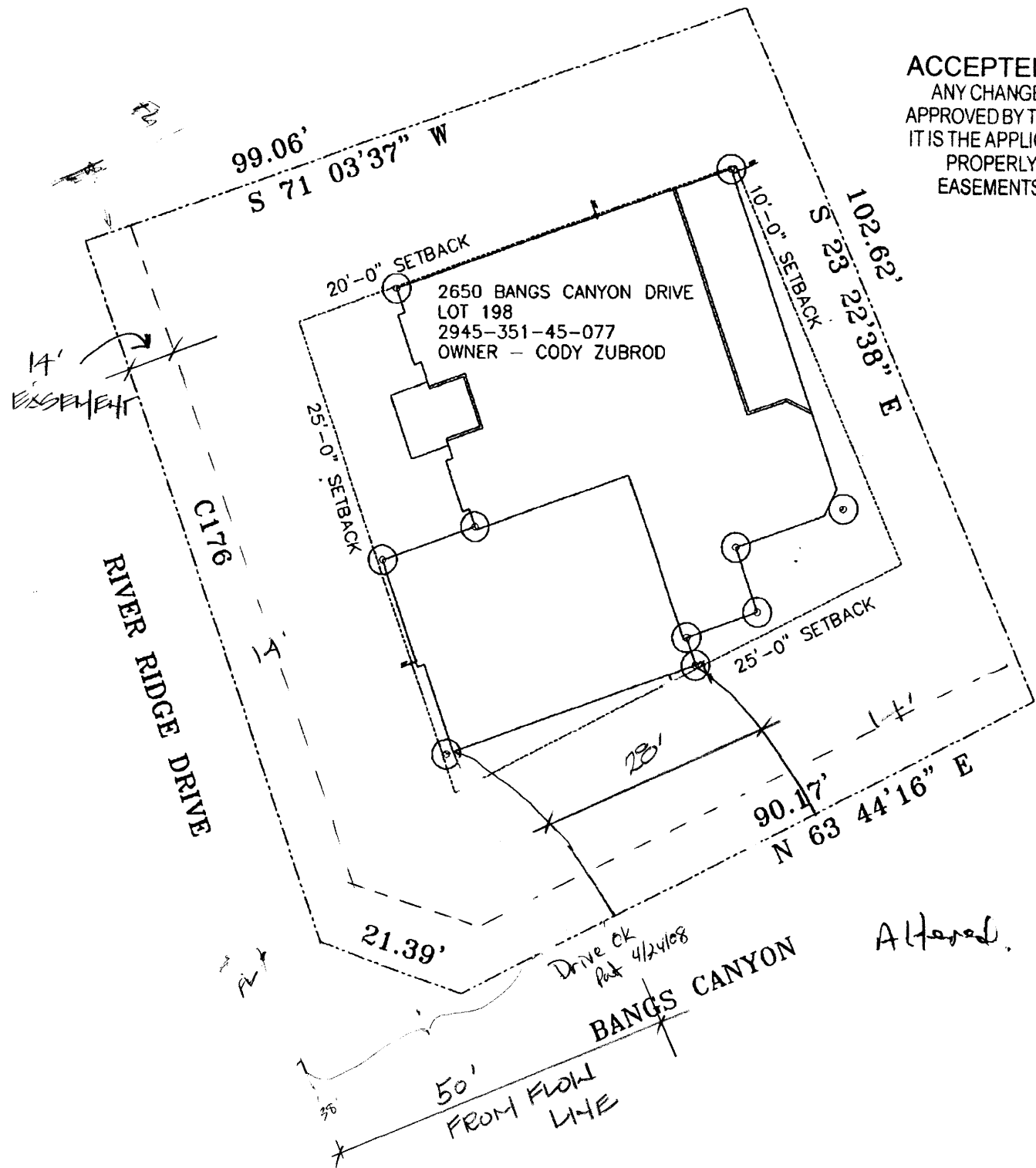
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Xatui J. Janni Date April 21, 2008
 Department Approval PD Hayden Henderson Date 4-29-08

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>PD OMSD</u>
Utility Accounting <u>P. Bensley</u>	Date <u>4/29/08</u>		

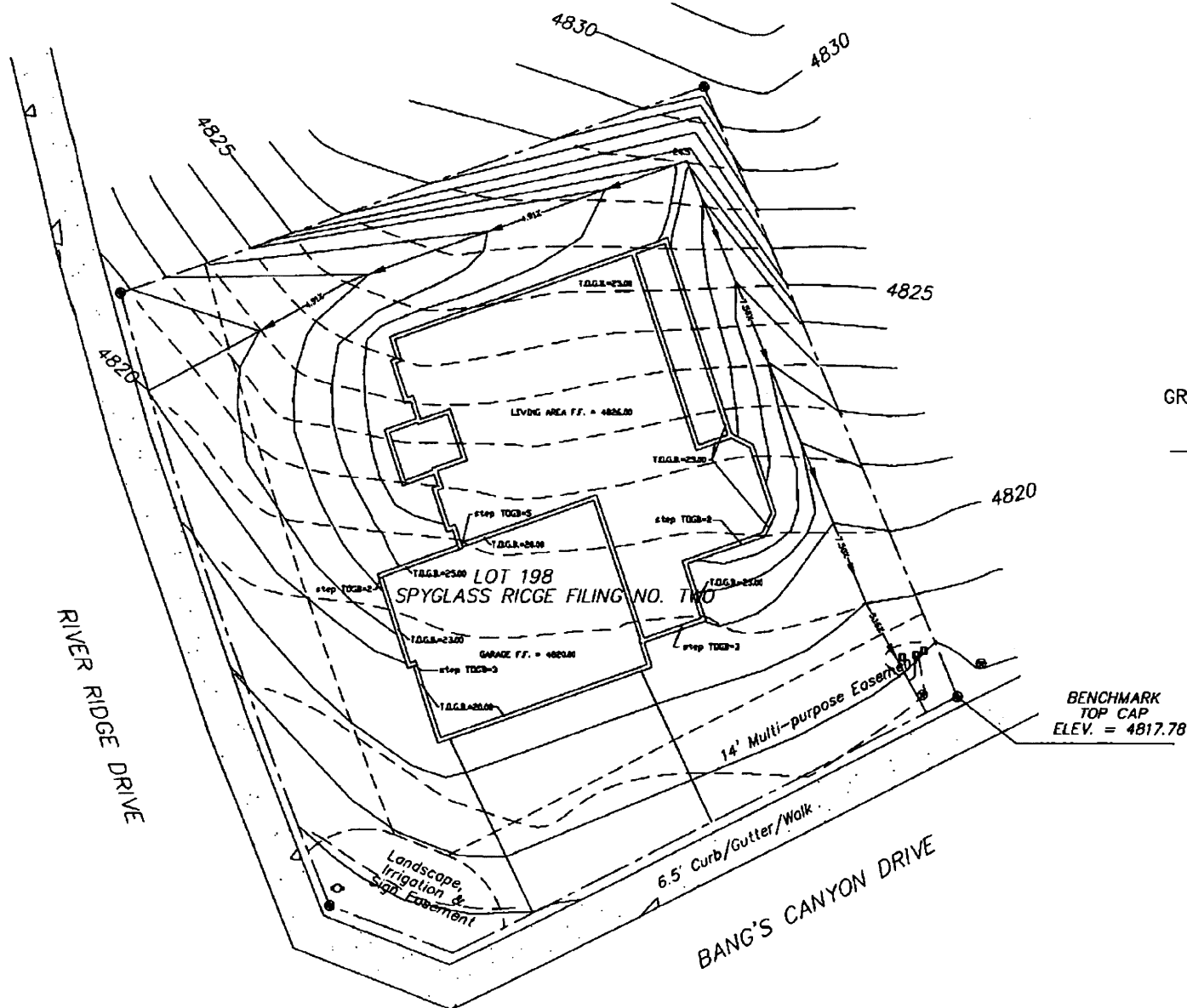
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



4-29-08
 ACCEPTED *PD Gaylen Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.



Altered.



GRAPHIC SCALE 1"=10'

0 5 10 15

LEGEND

- FOUND PIN & CAP "LS 18478"
- FIRE HYDRANT
- UTILITY PEDESTAL
- ⊙ WATER METER

BENCHMARK
TOP CAP
ELEV. = 4817.78