

Planning \$	10 ⁰⁰
TCP \$	1589 ⁵⁰
Drainage \$	N/A
SIF \$	460 ⁰⁰

Single Family Residential

PLANNING CLEARANCE

(~~Multifamily & Nonresidential Remodels and Change of Use~~)

Public Works and Planning Department

lift station fa # 1,104

BLDG PERMIT NO.
FILE #

Building Address 2672 Lookout Ln
 Parcel No. 2945-351-45-060
 Subdivision Spyglass
 Filing 2 Block _____ Lot 173

Multifamily Only: _____
 No. of Existing Units 0 No. Proposed 1
 Sq. Ft. of Existing 0 Sq. Ft. Proposed 2624
 Sq. Ft. of Lot / Parcel 10655
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface 3710
 (Total Existing & Proposed) 4000

OWNER INFORMATION:

Name Richard Overholt Lorett Reder
 Address 2672 Lookout Ln
 City / State / Zip CO CO 81503

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Single Family Home

APPLICANT INFORMATION:

Name _____
 Address SAME
 City / State / Zip _____
 Telephone 970 270 2331

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

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 PLANNING STAFF

ZONE R-2/Cluster (R-8 undulating) Maximum coverage of lot by structures 30%/70%
 SETBACKS: Front 20 from property line (PL) ~~Landscaping/Screening Required: YES NO~~
 Side 10 from PL Rear 30 10 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions: Drainage OK 7/25/08
 Voting District E Ingress / Egress Location Approval KSF/rd Eng. foundation Required
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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).

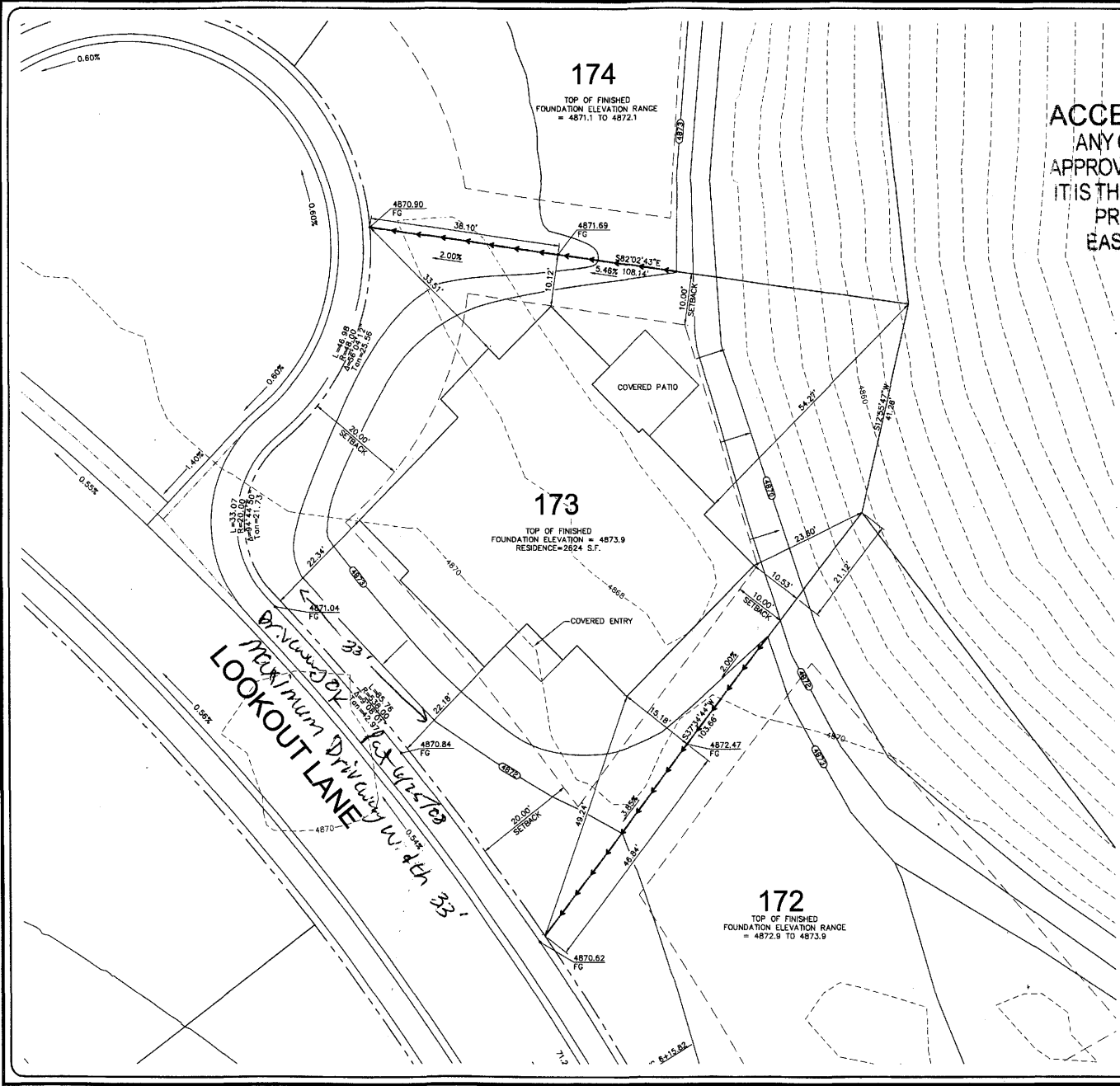
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Richard Overholt Date 6-24-08

Planning Approval RD Gayleen Henderson Date 6/25/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No <u>21067</u>
Utility Accounting	<u>[Signature]</u>	Date <u>6/26/08</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)

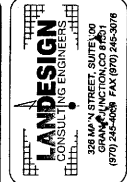
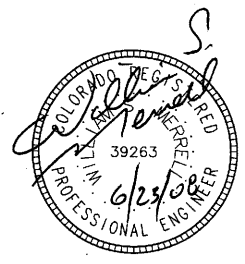


ACCEPTED PD *Dayleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LEGEND

	DIRECTION OF DRAINAGE
	SLOPE OF DRAINAGE
	DRAINAGE SWALE
	FINISHED GRADE ELEVATIONS

*Drainage OK
 KLF 6/25/08*



BY:	
REVISION:	
DATE:	

GRADING AND DRAINAGE PLAN

SPYGLASS RIDGE
 LOT 173
 MESA COUNTY

PROJECT NO.:	N/A
DATE:	June 23, 2008
DRAWN BY:	LKB
CHECKED BY:	WSM

SHEET	OF
1	1