

FEE \$	10. <sup>00</sup>
TCP \$	2554. <sup>00</sup>
SIF \$	440. <sup>00</sup>

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

Building Address 2654 Liberty View Dr.  
 Parcel No. 2945-264-41-026  
 Subdivision Spyglass Ridge  
 Filing 1 Block \_\_\_\_\_ Lot 89

No. of Existing Bldgs N/A No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2815  
 Sq. Ft. of Lot / Parcel 10,000 sq ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2815  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Larry & Sandra J. Hall  
 Address P.O BOX 476  
 City / State / Zip FRUITA, CO 81521

**DESCRIPTION OF WORK & INTENDED USE:**

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

**PAID**

**APPLICANT INFORMATION:**

Name Larry & Sandra J Hall  
 Address P.O BOX 476  
 City / State / Zip FRUITA, CO 81521  
 Telephone (970) 858/0806 / 640-0805

**\*TYPE OF HOME PROPOSED:**

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

NOTES: Engineered foundation required; site specific grading & drainage plan required

**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 <u>R-2 / Cluster (R-8 minimum for variance)</u>	Maximum coverage of lot by structures <u>30% (70%)</u>	
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____	
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>	
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>	
Voting District <u>E</u>	Driveway Location Approval <u>PD</u> (Engineer's Initials)	Special Conditions _____

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

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 Larry Hall Date 4/12/10  
 Planning Approval PD [Signature] Date 4-12-10

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>REAR (100%)</u>
Utility Accounting <u>T. Bessley</u>	Date <u>4/12/10</u>		

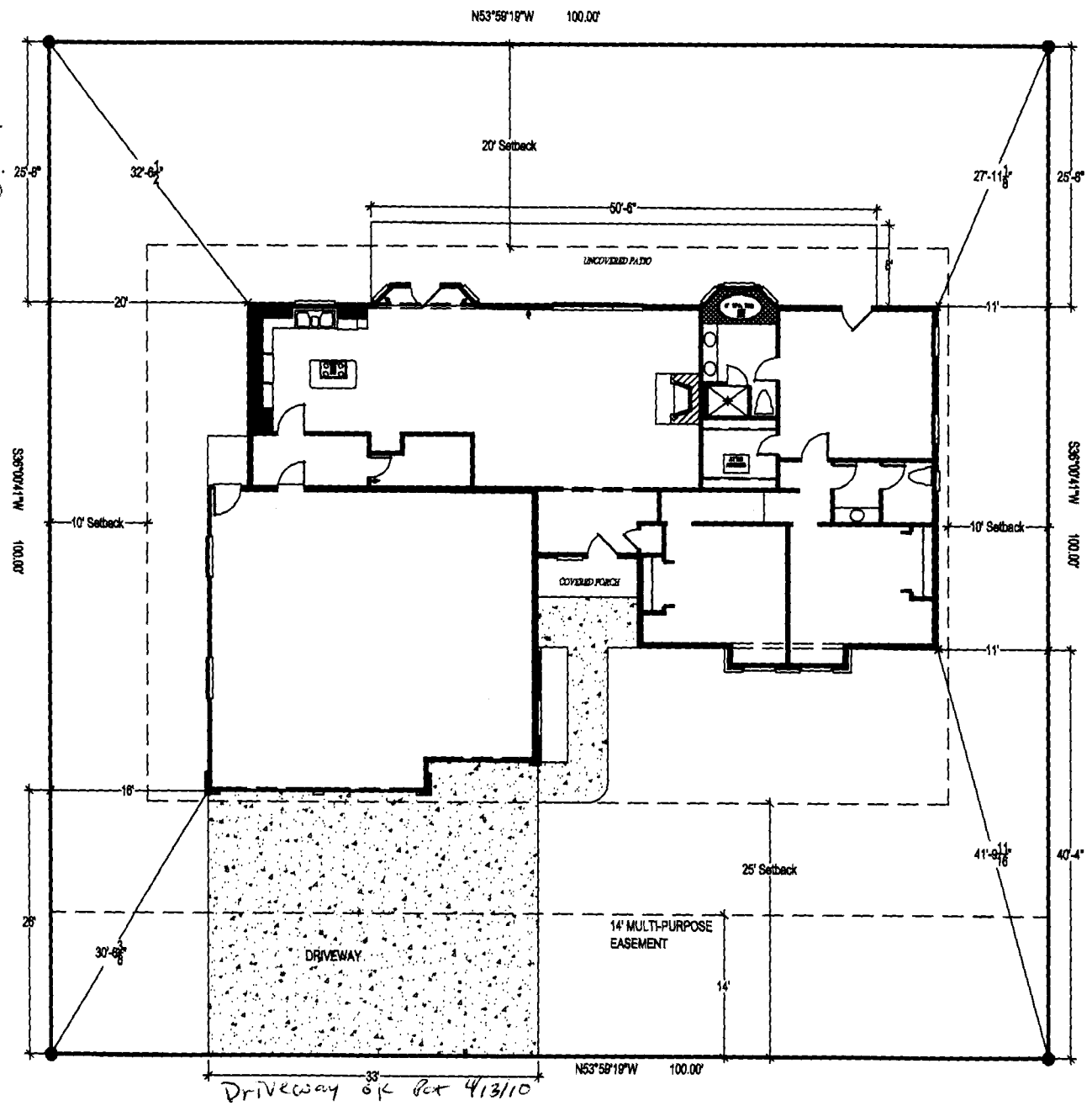
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *FD*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 OBTAIN ALL NECESSARY PERMITS AND  
 APPROVALS FROM THE APPROPRIATE  
 AGENCIES.



Spyglass Ridge	
FILING	1
BLOCK	0
LOT NUMBER	89
LOT SIZE	0.250 Acres
LIVING AREA	1870.32 sq. ft.
GARAGE	944.73 sq. ft.
TOTAL AREA	2815.05 sq. ft.
Covered Concrete	38.23 sq. ft.
Uncovered Concrete *	373.91 sq. ft.

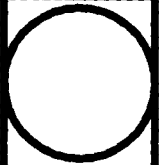
\*EXCLUDING DRIVEWAY



DRIVEWAY 33' x 33' Box 4/13/10



**Larry & Sandy Hall**  
 2654 Liberty View Drive  
 Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	
Prepared by	ADT
Date	4/13/10
Check by	3/25/10
Scale	1/16" = 1'
Site	C-1