

FEE \$	10.00
TCP \$	1000. <sup>00</sup>
SIF \$	292. <sup>00</sup>

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

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

Building Address 2066 Baseline GT  
 Parcel No. 2691-354.51.003  
 Subdivision Independence Ranch  
 Filing 10 Block 32 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel ~~0.5~~ 1.5 Acre  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 40%

**OWNER INFORMATION:**

Name Brian Fisher  
 Address 413 Smallwood Lane  
 City / State / Zip Clifton, CO 81520

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Brian Fisher  
 Address 413 Smallwood Lane  
 City / State / Zip ~~Grand~~ Clifton, CO 81520  
 Telephone 970.216.7851

**\*TYPE OF HOME PROPOSED:**

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

NOTES: Single Family Home

**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.**

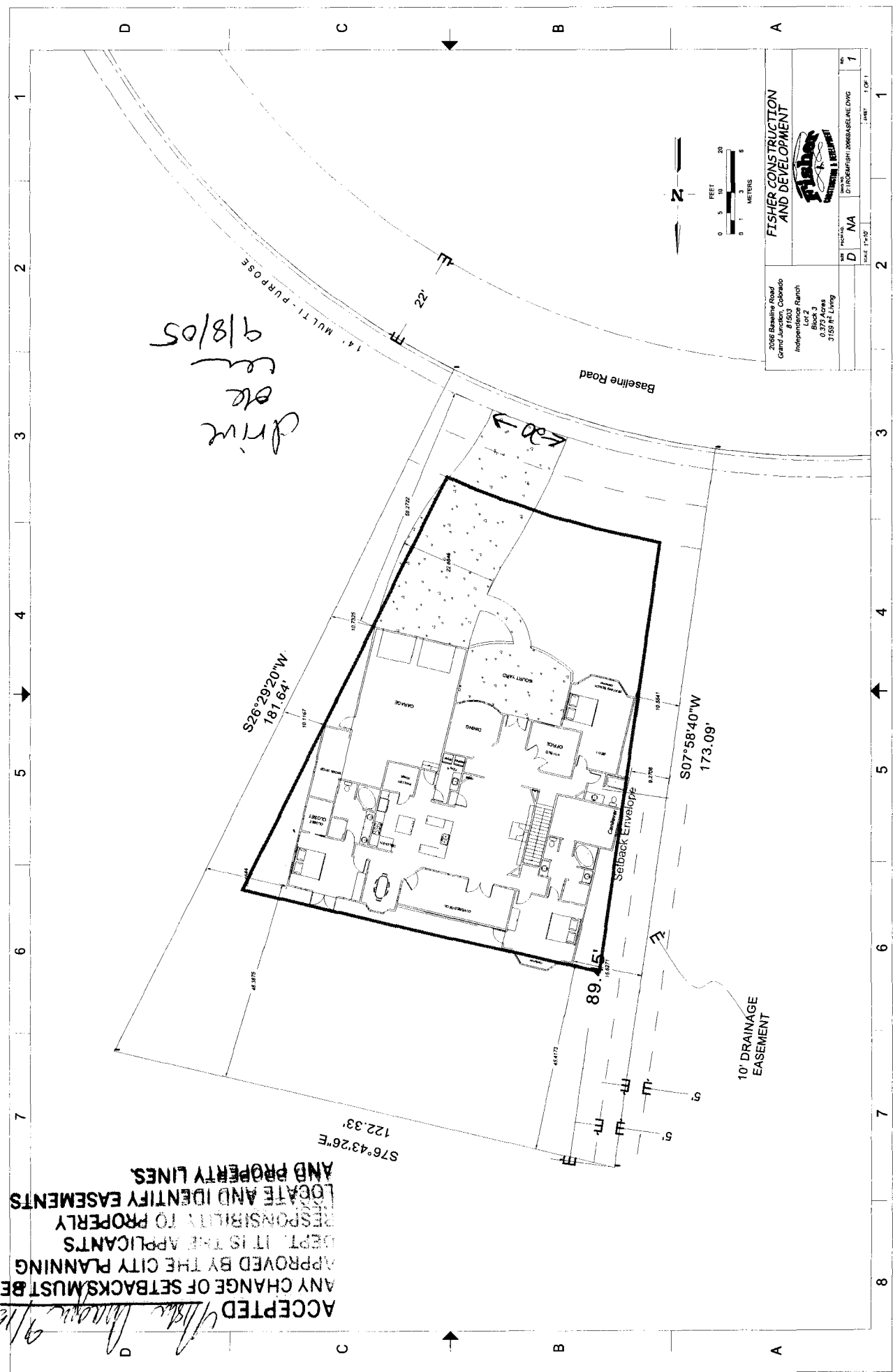
<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10'</u> from PL Rear <u>45'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>See geotechnical report. Attached</u>
Voting District <u>A</u> Driveway Location Approval <u>UV</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 Fisher Date 8/24/05  
 Department Approval Mishi Wagner Date 9/15/05

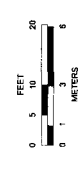
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18395</u>
Utility Accounting <u>JK</u>	Date <u>9/15/05</u>



**FISHER CONSTRUCTION AND DEVELOPMENT**

2066 Baselene Road  
Grand Junction, Colorado  
Independence Ranch  
Lot 2  
Block 3  
City of Grand Junction  
315574 - Easing

DATE: 12/10  
SCALE: 1"=50'  
DRAWN: D:\PROJECTS\2008\SETBACK.DWG  
NO: 1



ACCEPTED  
*Shirley Moore 9/16/05*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.