

FEE \$	10.00
TCP \$	0
SIF \$	0

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

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

94129-52470

Building Address 2070 RAINDANCE CT No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Parcel No. 2947-151-53-009 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision INDEPENDENCE PANCH SUB Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 11 Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name TOBY MAZON  
 Address 2070 RAINDANCE CT  
 City / State / Zip GT. CO 8150

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name KEVIN SMITH  
 Address 200 W GRAND AVE STE 1  
 City / State / Zip GT CO 81501  
 Telephone 970 260 6363

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

**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 <u>PD</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (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 [Signature] Date 08-29-05  
 Department Approval [Signature] Date 8/29/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NONE</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>8/29/05</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)

# IMPROVEMENT LOCATION CERTIFICATE

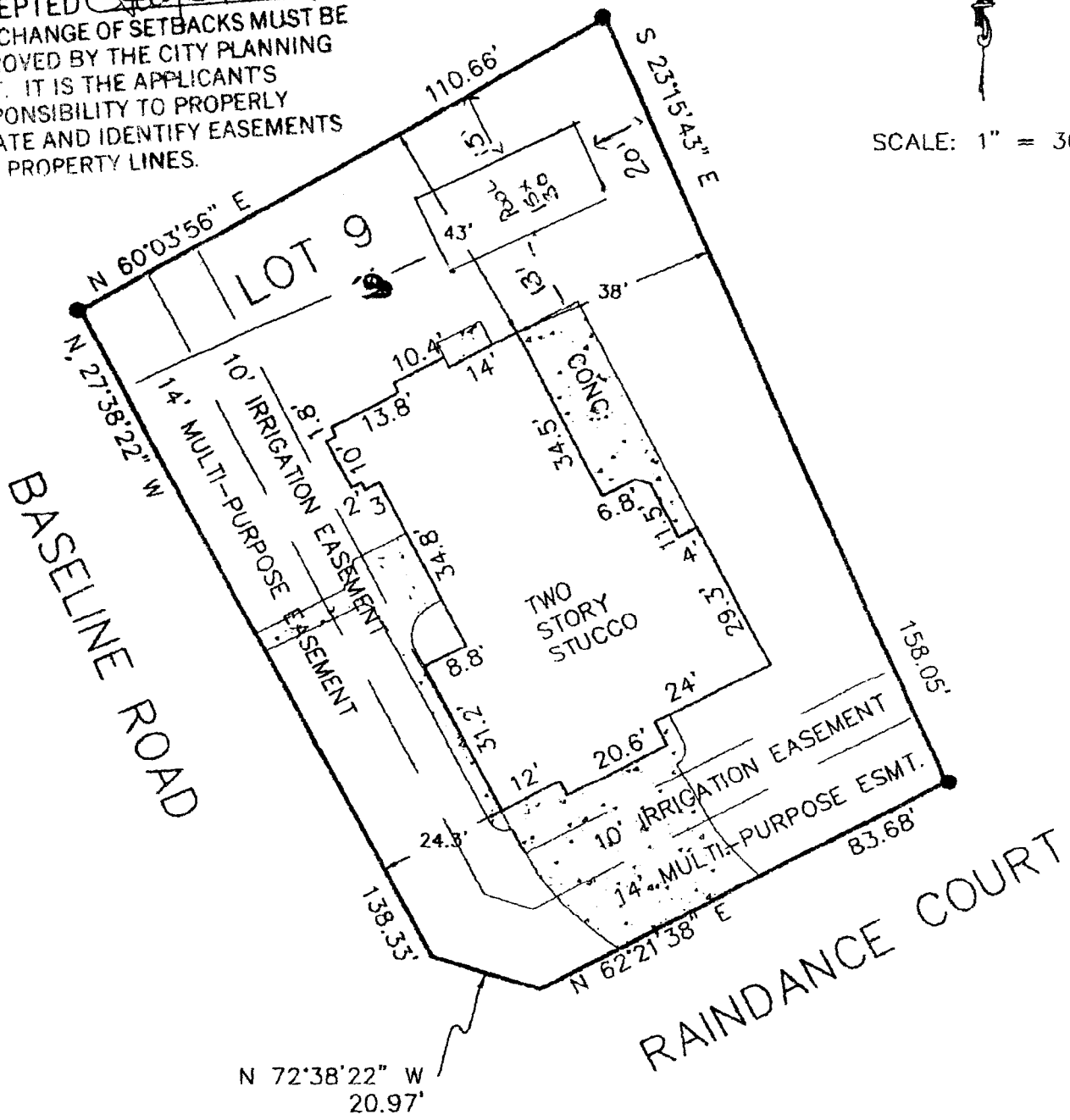
2070 RAINDANCE COURT

MERIDIAN LAND TITLE #74391  
MASON ACCOUNT  
LOT 9 IN BLOCK 1 OF INDEPENDENCE RANCH SUBDIVISION, FILING 11,  
MESA COUNTY, COLORADO.

ACCEPTED *8/29/05*  
*Clay Hall*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE: 1" = 30'



● = FOUND #5 REBAR WITH CAP  
 THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR TRINITY MORTGAGE SOLUTION  
 AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF PROPERTY LINES OR THE ABOVE DESCRIBED PARCEL