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|--------|----------|
| FEE \$ | 10.00 |
| TCP \$ | 1,000.00 |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. _____

Building Address 2072 Raindance Ct
 Parcel No. 2947-151-53-008
 Subdivision Independence Ranch
 Filing 11 Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4200
 Sq. Ft. of Lot / Parcel 357 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6000 sq. ft.
 Height of Proposed Structure 26'

OWNER INFORMATION:

Name John Bennett
 Address 2805 NORTHSTAR DR
 City / State / Zip GRAND Jct. CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name John Bennett
 Address 2805 NORTHSTAR DR
 City / State / Zip GRAND Jct. CO 81506
 Telephone 234-0808

***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 PD Maximum coverage of lot by structures 35%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 10' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions This lot will not require
 Voting District A Driveway Location Approval [Signature] a site & structure specific geotech, marshy area
 (Engineer's Initials) report. ~~required~~

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 3-22-05
 Department Approval NA Gayleen Henderson Date 3-28-05

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>17998</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>3/28/05</u> | | |

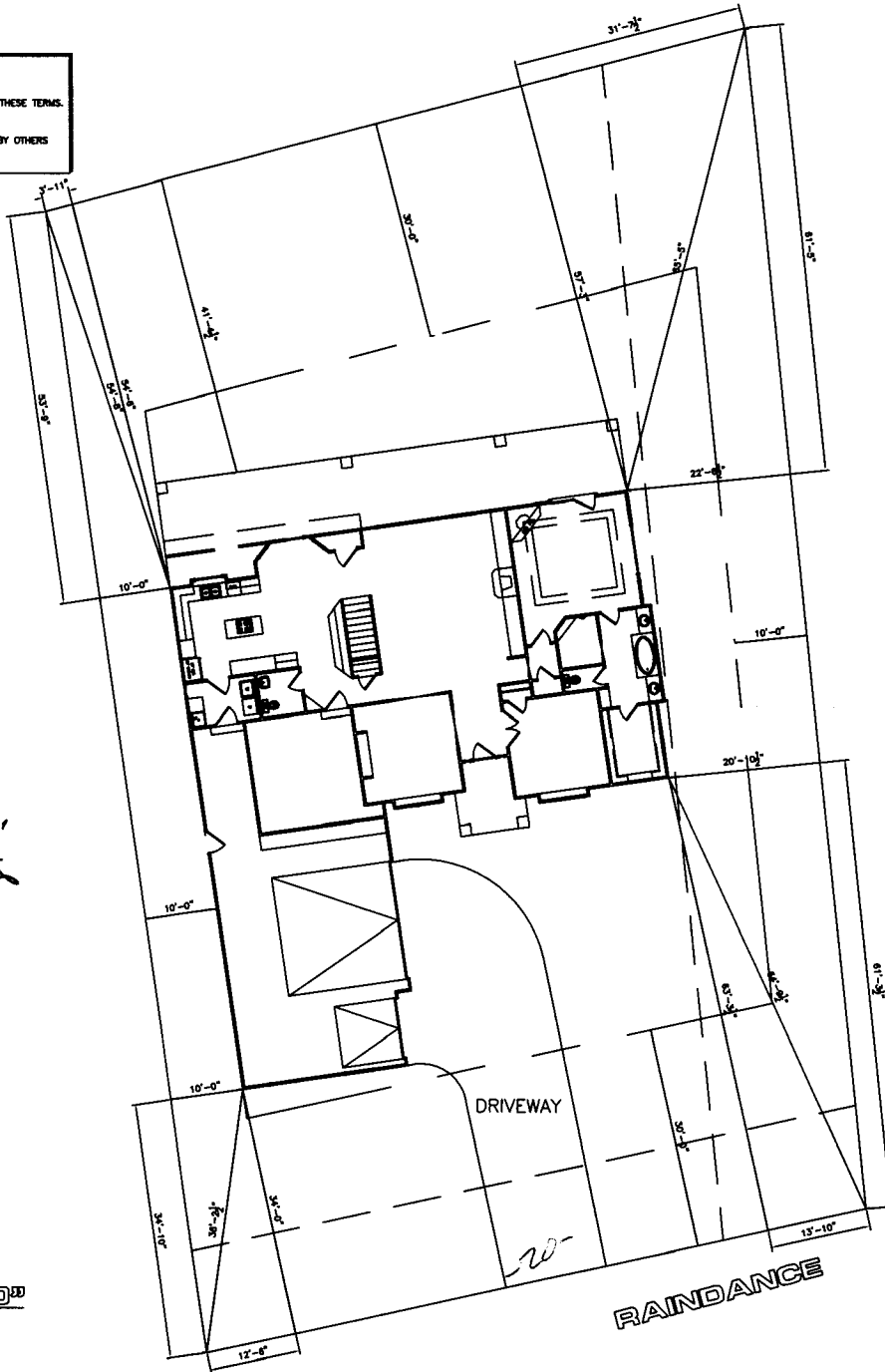
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

3-28-05 *Gayle Henderson*
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THIS IS THE APPLICABLE REGULATION. THE APPLICABLE LOCAL ORDINANCES, EASEMENTS AND PROPERTY LINES.

50/29/05
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SCALE: 1/8" = 1'-0"



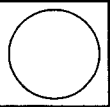
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 1" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE IF NO BRICK LEDGE EXISTS. DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

| REVISIONS | |
|-----------|--|
| A | |
| B | |
| C | |
| D | |
| E | |
| F | |
| G | |
| H | |

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 GRAND JUNCTION, CO (970) 241-4782



CANYON VISTA CUSTOM HOMES
 2072 RAINDANCE CT.

DRAWN BY
 AUTODRAFT
 FILE NAME

DWG
 X-X-01

SCALE
 1/8" = 1'-0"

SHEET 6