

FEE \$	10.00
TCP \$	1000.00
SIF \$	292.00

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

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

Building Address 2074 Raindance Ct  
 Parcel No. 2947-151-53-007  
 Subdivision Independence Ranch  
 Filing 11 Block 1 Lot 7

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3223  
 Sq. Ft. of Lot / Parcel .313 ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Chuck Thomas  
 Address 745 Corral Dr  
 City / State / Zip Grand Jct, Co 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Chuck Thomas  
 Address 745 Corral Dr  
 City / State / Zip Grand Jct., CO. 81505  
 Telephone (970) 640-8260

**\*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  
 SETBACKS: Front 25' from property line (PL)  
 Side 10' from PL Rear 25' from PL  
 Maximum Height of Structure(s) 32'  
 Voting District "A" Driveway Location Approval RAD  
 (Engineer's Initials)

Maximum coverage of lot by structures 35%  
 Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Parking Requirement 2  
 Special Conditions Irrigation should be kept to a minimum on sloped lots - see geotechnical report; Eng foundation

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 4/14/05  
 Department Approval [Signature] Date 4/14/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18045</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/14/05</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)

THOMAS

4/14/05  
C. Lays Hall

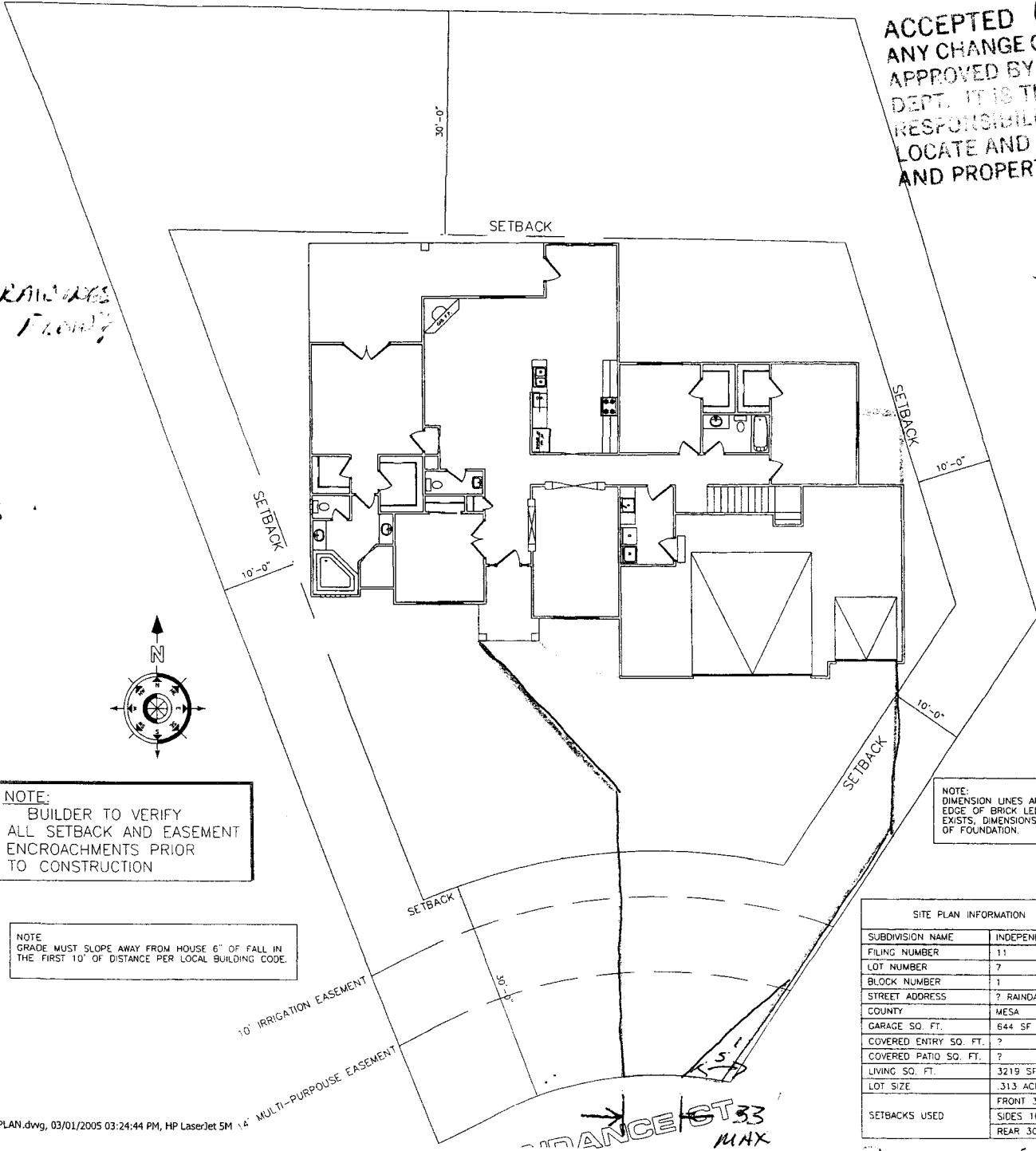
We need 3  
site plans  
(1 in. = 10 ft. scale)

MAATIS  
SITE GRADING / DRAINAGE  
FLOW

10 sets of plans  
site  
roof  
floor

ACCEPTED  
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.

Done Ok  
Dick Davis  
4-12-05



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

NOTE  
GRADE MUST SLOPE AWAY FROM HOUSE 6" 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.

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
FILING NUMBER	11
LOT NUMBER	7
BLOCK NUMBER	1
STREET ADDRESS	? RAINDANCE CT.
COUNTY	MESA
GARAGE SQ. FT.	644 SF
COVERED ENTRY SQ. FT.	?
COVERED PATIO SQ. FT.	?
LIVING SQ. FT.	3219 SF
LOT SIZE	.313 ACRES
SETBACKS USED	FRONT 30' SIDES 10' REAR 30'

2074  
813.98  
3222.73

FRANCE ST 33  
MAX

Please correct  
this information