

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

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

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

A

Building Address 2077 Raindance ct  
 Parcel No. 2947-151-53-004  
 Subdivision Independence Ranch  
 Filing 11 Block 4 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4300  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 15942  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Ryan Weber  
 Address 2672 Foxen ct  
 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 Mike Zagrebski Zag Built  
 Address 695 25 Rd.  
 City / State / Zip Grand Jct., CO 81505  
 Telephone 970 260 9808

**\*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 P0 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 35' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions \_\_\_\_\_  
 Voting District A Driveway Location Approval RAD  
 (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 9-14-05

Department Approval NA [Signature] Date 9-14-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18513</u>
Utility Accounting	<u>C Marshall</u>		Date <u>10/26/05</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)

NO.	REVISION	DATE

**CJ'S DESIGN & DRAFTING**  
 RESIDENTIAL • CUSTOM • REMODEL • ADDITIONS  
 PHONE: OFFICE - 970-623-8347 CELL - 970-640-1927  
 EMAIL: CMESTASOHAFT@YAHOO.COM

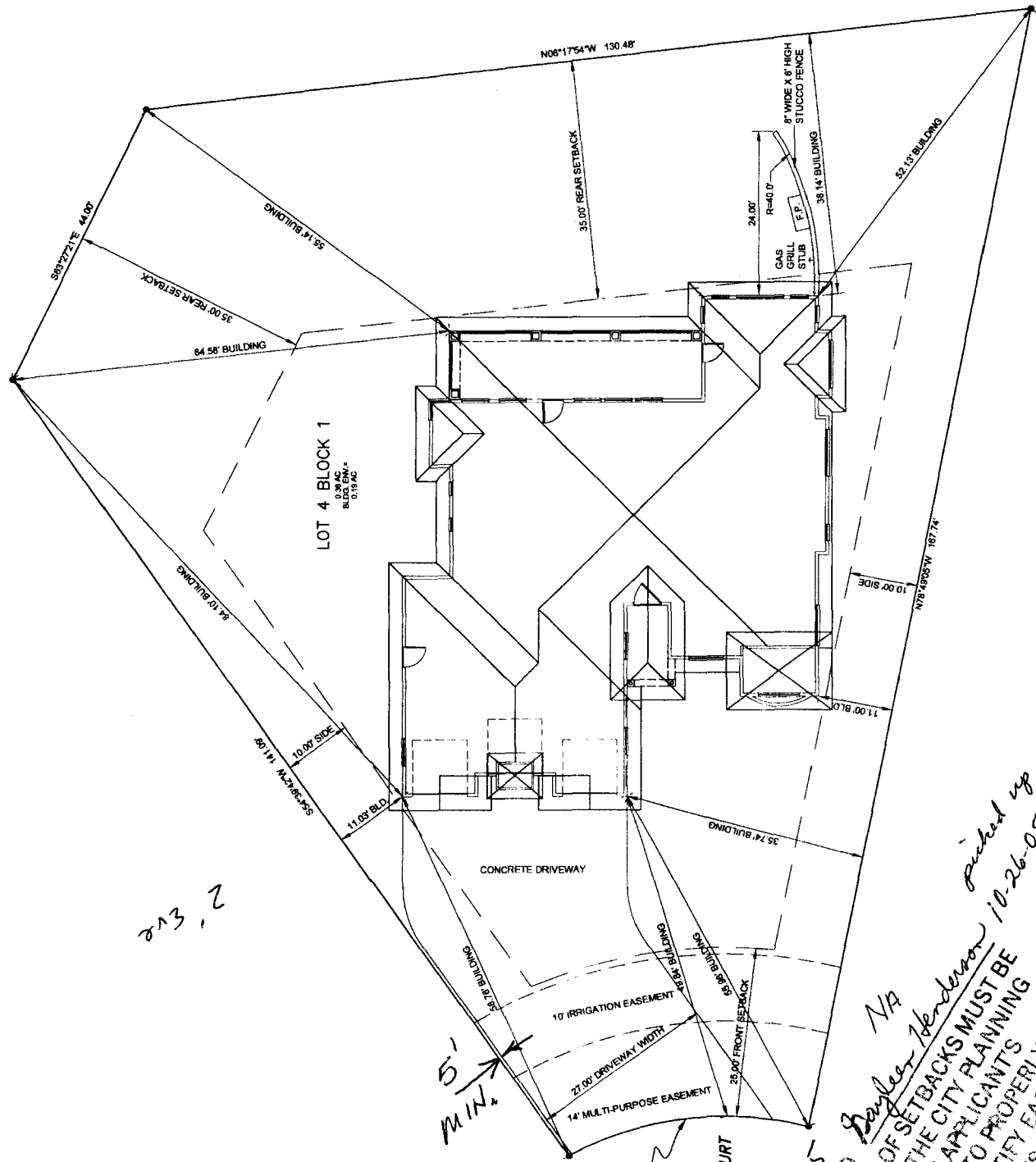
**SITE PLAN**

DRAWN	CJM
CHECKED	CJM

A CUSTOM HOME FOR:  
**WEBBER RESIDENCE**  
 2077 RAINDANCE CT  
 GRAND JUNCTION, CO 81503

DATE: 07/24/05
PROJECT NO: 200501
SHEET NO:

**C1**  
 SHEET 1 OF 1



*2.5' E*

*Drive OK as modified. Rick Davis 9-14-05*

*5' MIN.*

$\Delta = 437.152'$   
 $R = 48.00'$   
 $L = 38.33'$   
 $Ch = 35.47'$   
 $Btg = S08^{\circ}46'S4'E$

**RAINANCE COURT**

*9-14-05*  
**ACCEPTED**  
 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.  
*NA*  
*Boyley Anderson*  
*10-26-05*  
*Richard W*