

FEE \$	1000 10.00
TCP \$	1000.-
SIF \$	292

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2078 Raindance Ct
 Parcel No. 2947.151.53.005
 Subdivision Independence Ranch
 Filing 11 Block 1 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3193
 Sq. Ft. of Lot / Parcel 0.514
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5125 sq ft
 Height of Proposed Structure 32'0"

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 Clifton, CO 81520
 Telephone 216-7851 / ^{cell} 778-1192

*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>25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>10</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32</u>	Special Conditions <u>needs eng foundation</u>		
Voting District <u>A</u>	Driveway Location Approval <u>GH</u> (Engineer's Initials)		

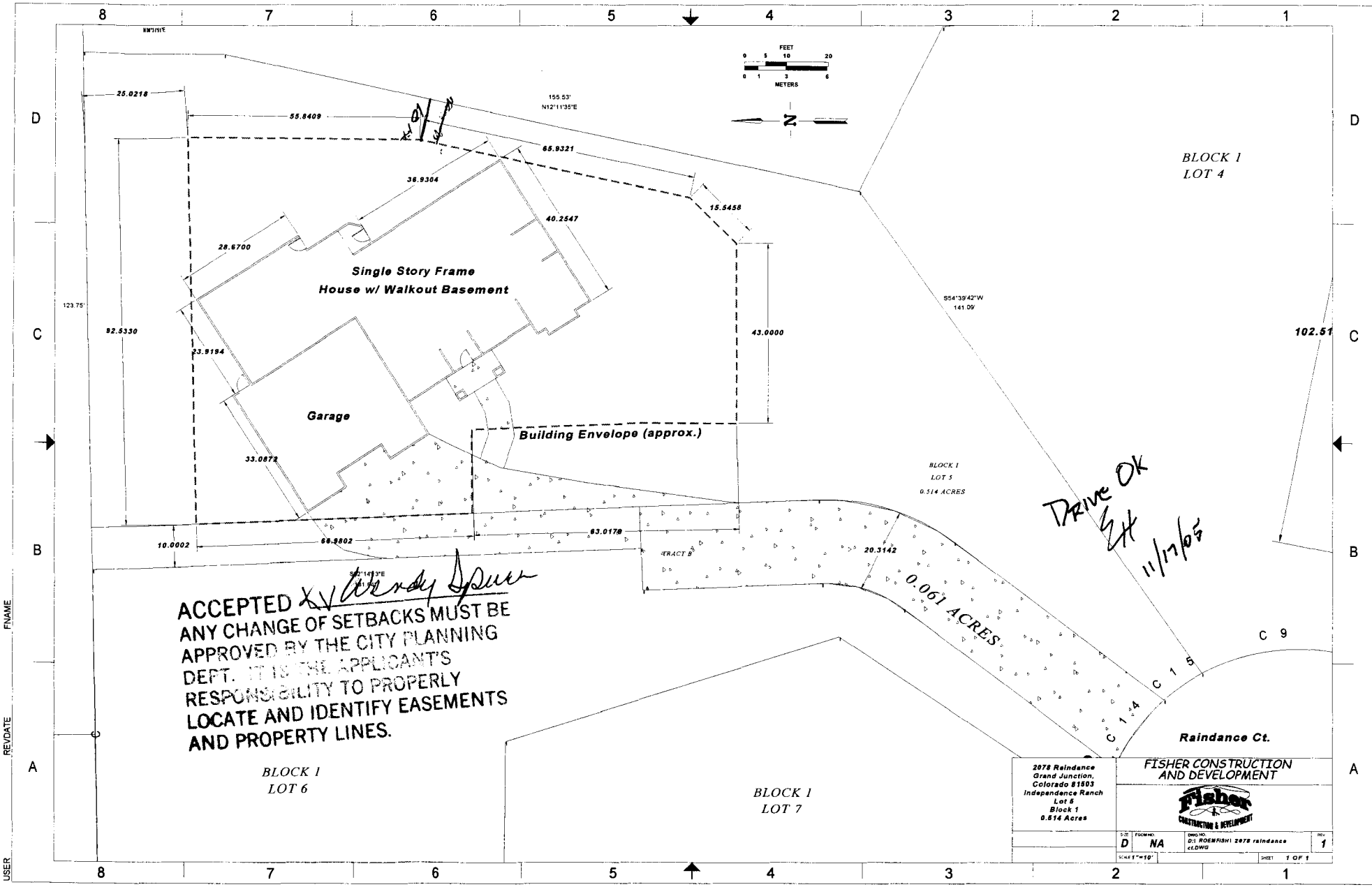
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 11/16/05
 Department Approval [Signature] Date 11/17/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>18564</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/17/05</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)



ACCEPTED *Wendy Spurr*
 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.

DRIVE OK
 SH
 11/17/05

2078 Reindance Grand Junction, Colorado 81503 Independence Ranch Lot 5 Block 1 0.514 Acres		FISHER CONSTRUCTION AND DEVELOPMENT	
DATE	FROM	DRAWN BY	REV
D	NA	DT ROENFISH/1 2078 reindance	1
SCALE 1"=10'		CADDWG	SHEET 1 OF 1

USER REVDATE FINAME