

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 2053 Sidelinder Ct
 Parcel No. 2697-354-53-011
 Subdivision Independence Ranch
 Filing 12 Block 2 Lot 2

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed APPROX 3900
 Sq. Ft. of Lot / Parcel 13,265
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) APPROX 5700
 Height of Proposed Structure 28' APPROX

OWNER INFORMATION:

Name Fisher/Dowsey
 Address P.O. Box 40483
 City / State / Zip G.J., Co 81524

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Dowsey Custom Homes
 Address P.O. Box 40483
 City / State / Zip Grand Jct, Co 81524
 Telephone _____

***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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Eng. Foundation Reqd -</u>		
Voting District <u>"A"</u> Driveway Location Approval <u>RAD</u> (Engineer's Initials)	<u>see plot for soils information - CGS</u>		

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).

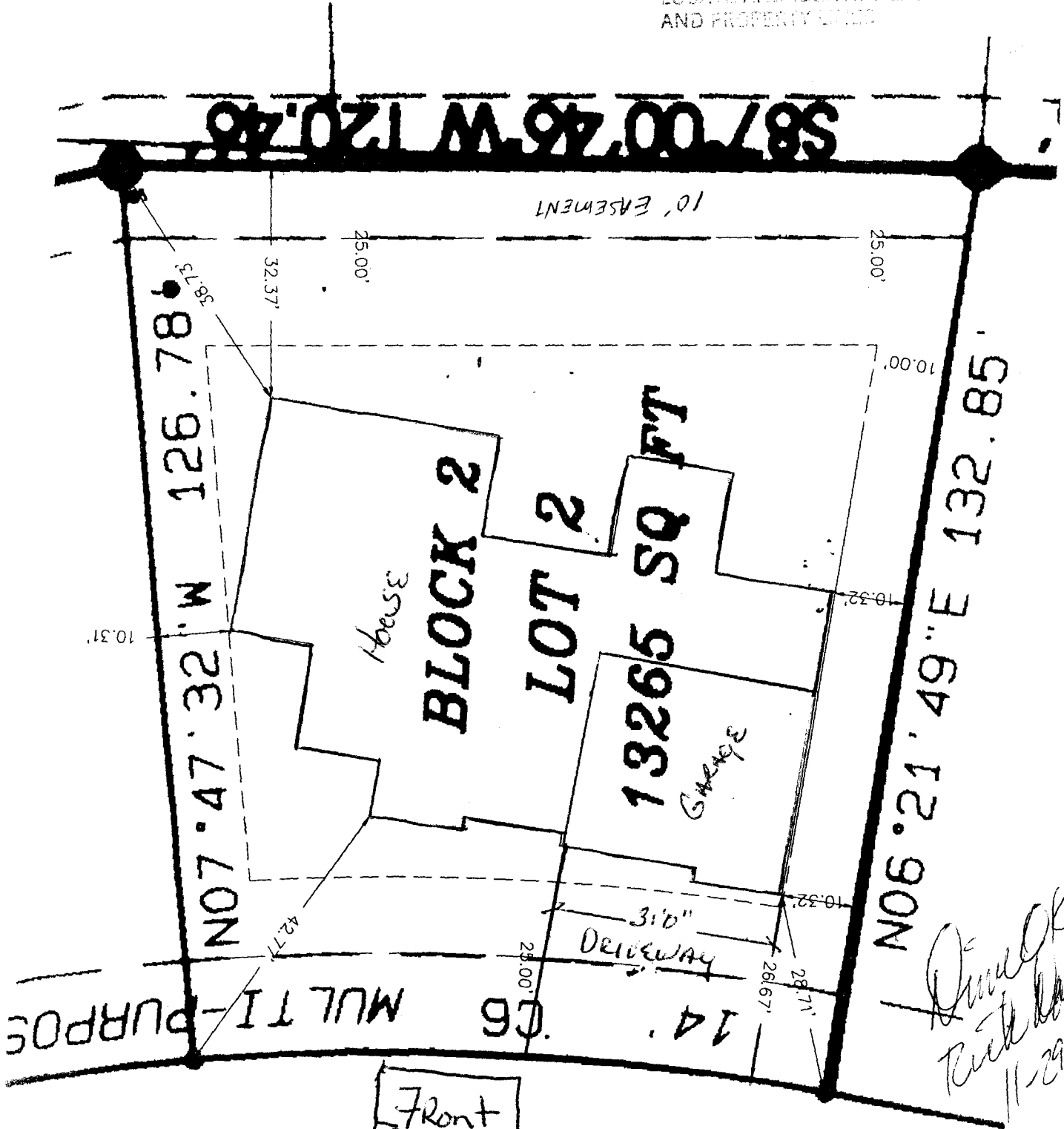
Applicant Signature Robert Dowsey Date 11-26-05
 Department Approval [Signature] Date 12-6-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18612</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/6/05</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)

BACK

ACCEPTED *Alisa Magan* 12-12-05
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE SIGNITTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



2053 Sidewinder Ct
Filing 12, Block 2, Lot 2
Independence Ranch Subdivision
Parcel # 2697-354-53-011

David K. ...
11-29-05
North
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