

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 2055 Sidewinder ct  
 Parcel No. 2697-354-53-011 Part of  
 Subdivision Independence Ranch  
 Filing 12 Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3702  
 Sq. Ft. of Lot / Parcel 13,127 sq ft.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 5000+ sq ft.  
 Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name Canyon Vista Custom Homes  
 Address 2072 Raindance ct  
 City / State / Zip Grand Jct. CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name John Bennett  
 Address 2072 Raindance ct  
 City / State / Zip Grand Jct. CO 81503  
 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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
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 - CBS info on plat</u>
Voting District _____	Driveway Location Approval <u>TCAT</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).

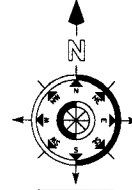
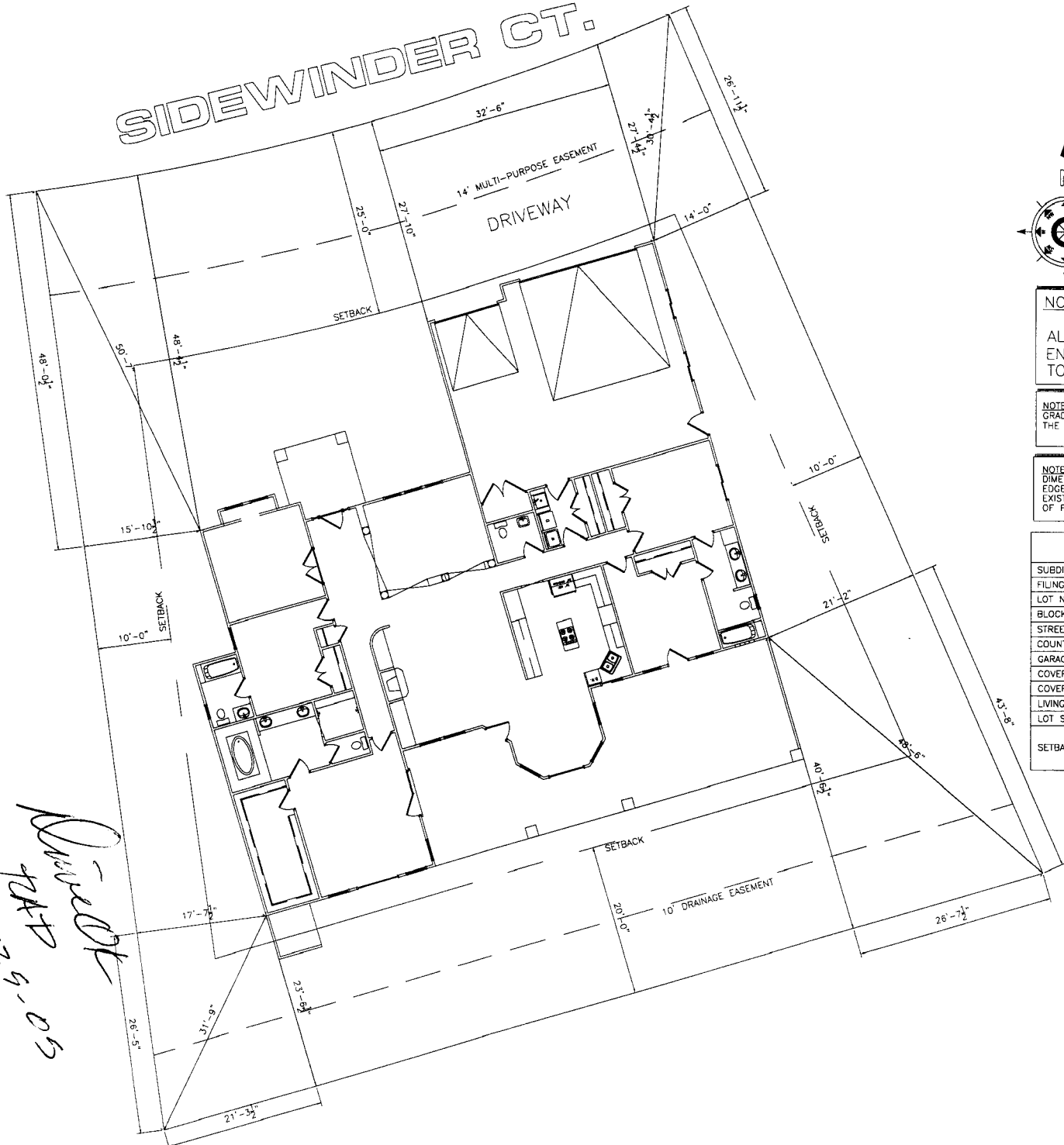
Applicant Signature John Bennett Date 10-24-05

Department Approval D. J. Santa-Castella Date 10-28-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>18595</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/28/08</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)

# SIDEWINDER CT.



**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	INDEPENDANCE RANCH =
FILING NUMBER	12
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	2055 SIDEWINDER CT.
COUNTY	MESA
GARAGE SQ. FT.	870 SF
COVERED ENTRY SQ. FT.	96 SF
COVERED PATIO SQ. FT.	749 SF
LIVING SQ. FT.	2832 SF
LOT SIZE	13127 SF
SETBACKS USED	FRONT 25' SIDES 10' REAR 20'

**SCALE: 1"=20'-0"**

*Approved*  
 [Signature]  
 10-29-05

*2H*  
**ACCEPTED 11/28/05 SLC**  
 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.