

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 2057 Sidewinder ct
 Parcel No. 2697-354-15-004
 Subdivision Independence Ranch
 Filing 12 Block 2 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4185
 Sq. Ft. of Lot / Parcel 13,384 sq. ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5500 sq. ft.
 Height of Proposed Structure 28'

OWNER INFORMATION:

Name Canyon Vista Custom Homes
 Address 2072 Roundlake 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 Berna
 Address 2072 Roundlake 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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 10' from PL Rear 20' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions Eng. Foundation Req'd
 Voting District "A" Driveway Location Approval _____
 (Engineer's Initials) See Plot - Soils Req'd

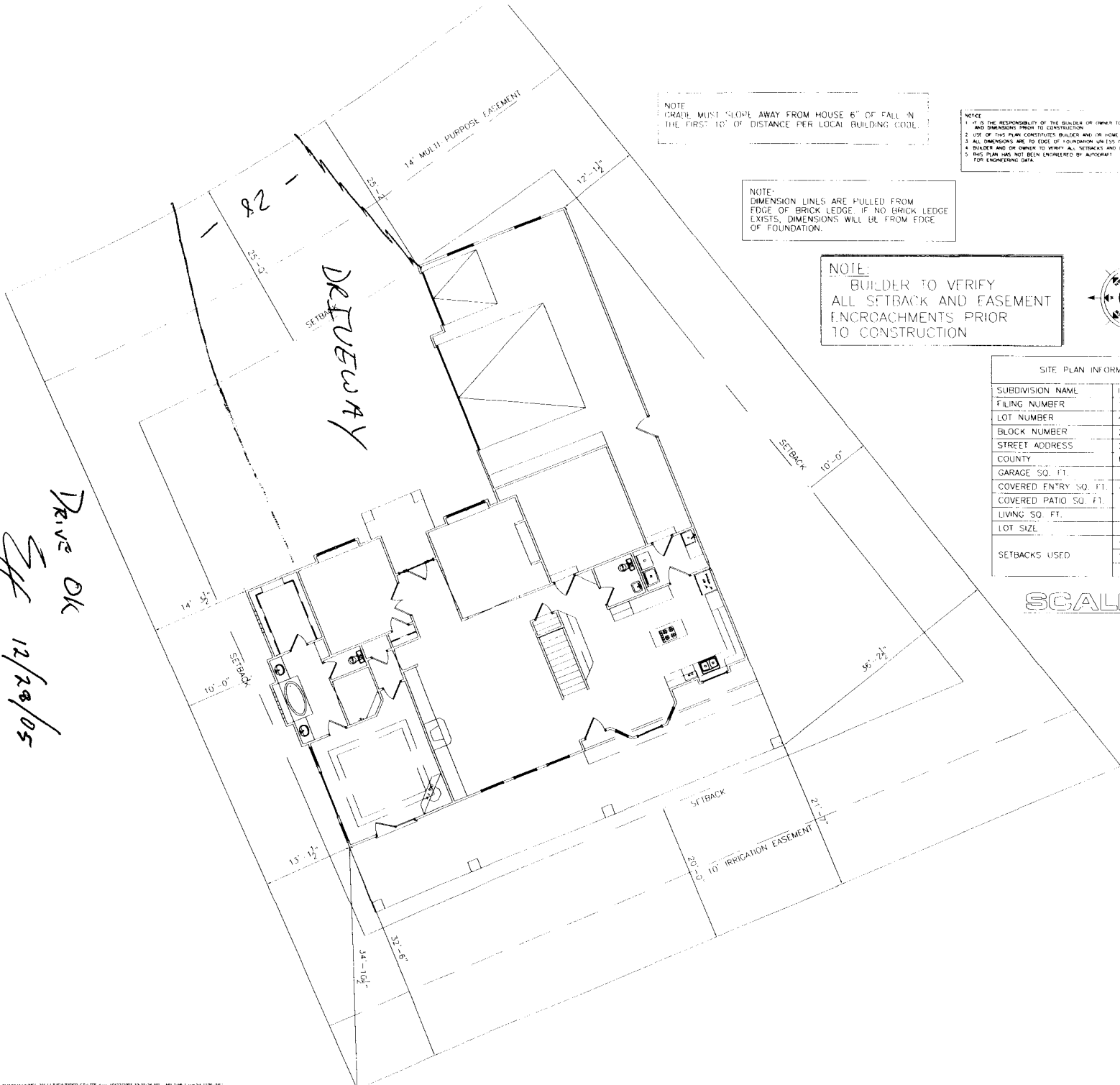
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 12-20-05
 Department Approval [Signature] Date 12-28-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18705
 Utility Accounting [Signature] Date 12/28/05

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)

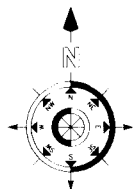


NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD™ (SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA).

NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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



SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDANCE RANCH
FILING NUMBER	12
LOT NUMBER	4
BLOCK NUMBER	2
STREET ADDRESS	7057 SIDEWINDER CT
COUNTY	MESA
GARAGE SQ. FT.	1180 SF
COVERED ENTRY SQ. FT.	80 SF
COVERED PATIO SQ. FT.	682 SF
LIVING SQ. FT.	5005 SF
LOT SIZE	13384 SF
SETBACKS USED	FRONT ? SIDES ? REAR ?

SCALE: 1"=20'-0"

Drive OK
SF
12/28/05

ACCEPTED *Kathleen Veder*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT.
PERMITS AND EASEMENTS LOCAL AND STATE LEVELS AND FEDERAL LEVELS.

SIA
12/28/05