

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 659 Stepher Ct.
 Parcel No. 2947-152-39-006
 Subdivision Independence Heights
 Filing _____ Block 1 Lot 5

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3024 Sq. Ft. Proposed 1000
 Sq. Ft. of Lot / Parcel .35 Ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5500

OWNER INFORMATION:

Name David Roof
 Address 659 Stepher Ct.
 City / State / Zip G J CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 18x36 inground pool

APPLICANT INFORMATION:

Name Watermark Spas & Pools
 Address 2491 Hwy 6c 50
 City / State / Zip G J CO 81505
 Telephone 241-4133

***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>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

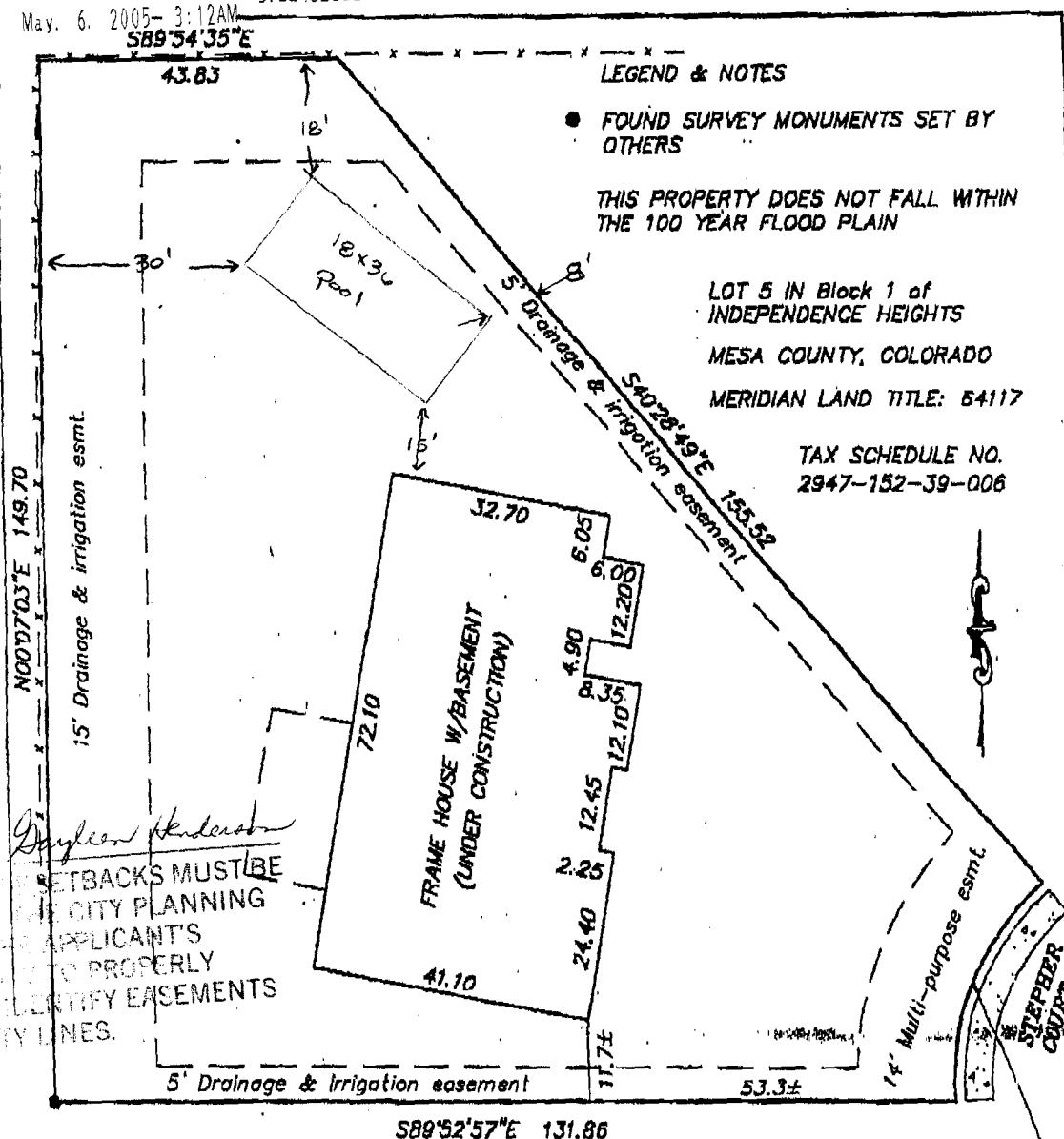
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 5-10-05
 Department Approval Gayleen Henderson Date 5-10-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>5/10/05</u>		

May. 6. 2005- 3:12AM

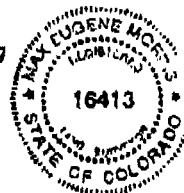


IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for WELLS FARGO BANK WEST N.A.; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 8/15/2003, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or by means any part of said parcel, except as noted.

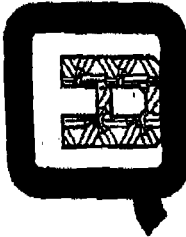
A=35.55
R=38.00
D=53°36'10"
B=N22°43'33"E
C=34.27
T=19.20

Max E. Morris 8/15/2003
Max E. Morris, Registered Colorado Land Surveyor #16413



IMPROVEMENT LOCATION CERTIFICATE

659 STEPHER COURT, GRAND JUNCTION, CO.

FOR: RaimerLC	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: RM
SCALE: 1 IN = 20 FT		DRAWN BY: MEM
DATE: 8/15/2003		ACAD ID: RaimerLC
		SHEET NO.
		FILE: 2003-213