

FEE \$ 10.00  
 TCP \$ 1039.00  
 SIF \$ 460.00

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

BLDG PERMIT NO. \_\_\_\_\_

*Grand Junction*

Building Address 699 Roundup 81503  
 Parcel No. 2697-354-14-004  
 Subdivision Independence Ranch  
 Filing 12 Block 4 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3200  
 Sq. Ft. of Lot / Parcel 13,160  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3100  
 Height of Proposed Structure 25'

**OWNER INFORMATION:**

Name Legacy Premiere Homes, LLC  
 Address 711 Placer  
 City / State / Zip Fruita, CO 81521

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:** Andy Snook

Name Legacy Premiere Homes  
 Address 711 Placer Dr  
 City / State / Zip Fruita CO 81521  
 Telephone 970 858 9355

**\*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 35%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions Engineered Foundations Required  
 Voting District A Driveway Location Approval M  
 (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 Andrew Snook Date Feb 21 2006

Department Approval M. Kathy Valdes Date 2-22-06

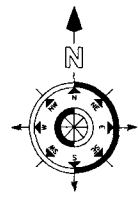
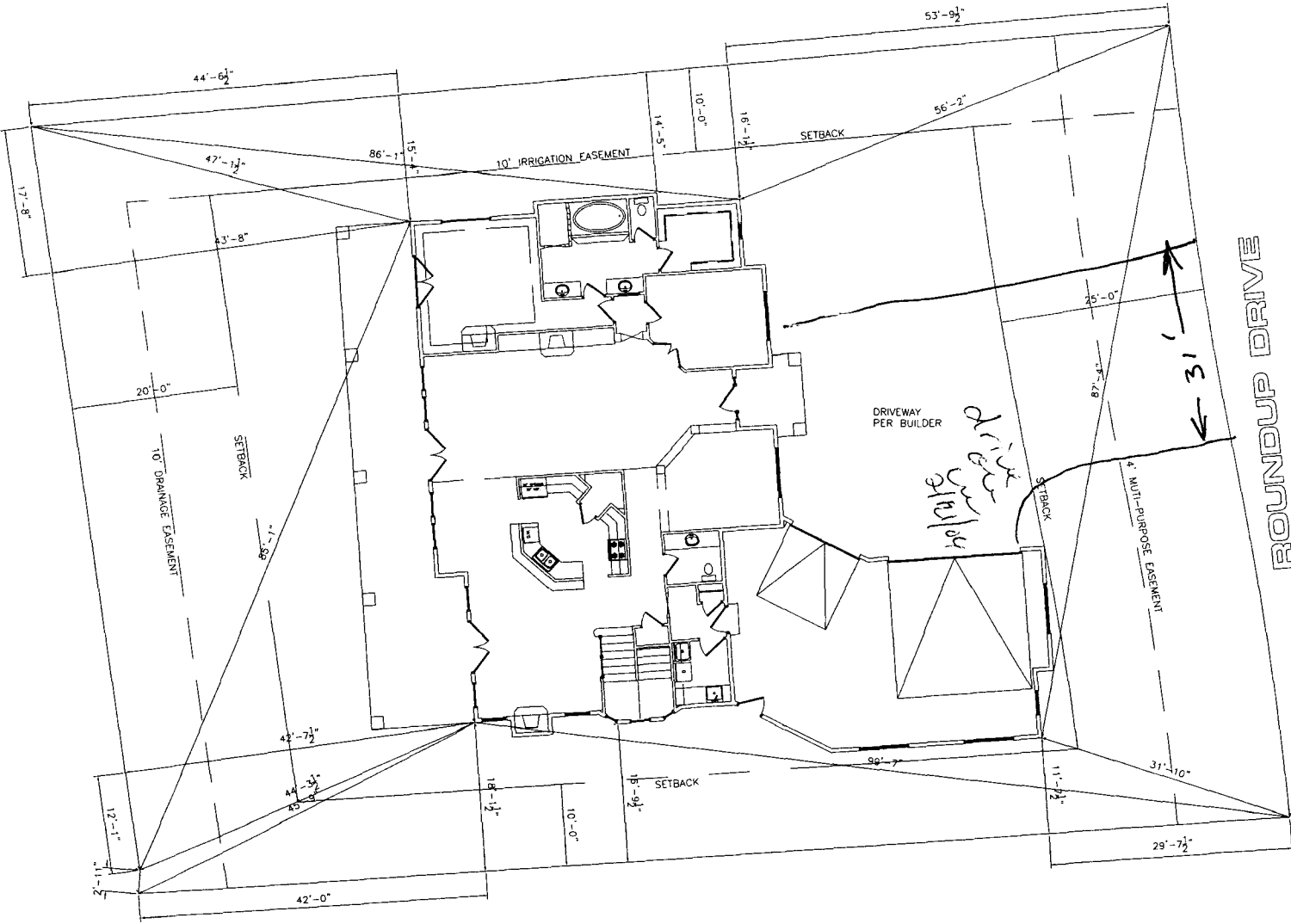
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18857

Utility Accounting Valdes Date 2/22/06

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)

2-22-06

ACCEPTED *M. X. ...*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE PLANNING DEPARTMENT IS NOT RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



NOTE:  
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 HOME OWNERS ACCEPTANCE OF THESE TERMS.  
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
FILING NUMBER	12
LOT NUMBER	4
BLOCK NUMBER	1
STREET ADDRESS	699 ROUND UP DR.
COUNTY	MESA
GARAGE SQ. FT.	900 SF
COVERED ENTRY SQ. FT.	67 SF
COVERED PATIO SQ. FT.	609 SF
LIVING SQ. FT.	3200 SF
LOT SIZE	13160 SF
SETBACKS USED	FRONT 25' SIDES 10' REAR 20'

ROUNDUP DRIVE

SCALE: 1"=20'-0"

LEGACY PREMIERE HOMES, LLC

Andy Snoke  
711 Placer Drive Fruita, CO 81521