FEE $ _10.00_	**PLANNING CLEARANCE**	BLDG PERMIT NO.
TCP $ _1539.00_	(Single Family Residential and Accessory Structures)	
SIF $ _460.00_	**Community Development Department**	

Building Address _700 Roundup DR_   No. of Existing Bldgs ___0___ No. Proposed _1_

Parcel No. _2697-354-15-013_   Sq. Ft. of Existing Bldgs ___0___ Sq. Ft. Proposed _5143_

Subdivision _Independence Ranch_   Sq. Ft. of Lot / Parcel _14,520 Sq. Ft._

Filing _12_ Block _2_ Lot _13_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _5000 Sq. Ft._

OWNER INFORMATION:

Height of Proposed Structure _25'_

Name _Canyon Vista Custom Homes_

DESCRIPTION OF WORK & INTENDED USE:
- [✓] New Single Family Home (*check type below)
- [ ] Interior Remodel   [ ] Addition
- [ ] Other (please specify): _____

Address _2072 Raindance ct_

City / State / Zip _Grand Jct. Co 81503_

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**
- [✓] Site Built   [ ] Manufactured Home (UBC)
- [ ] Manufactured Home (HUD)
- [ ] Other (please specify): _____

Name _John Bennett_

Address _2072 Raindance ct_

City / State / Zip _Grand Jct. Co 81503_   NOTES: _____

Telephone _234-0808_

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%_
per plan SETBACKS: Front _25'_ from property line (PL)	Permanent Foundation Required: YES _X_ NO ___
Side _10'_ from PL Rear _25'_ from PL	Parking Requirement _2_
Maximum Height of Structure(s) _32_	Special Conditions _____
Voting District _A_ Driveway Location Approval _RAT_ (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 _11-8-06_

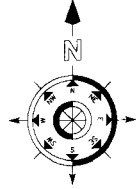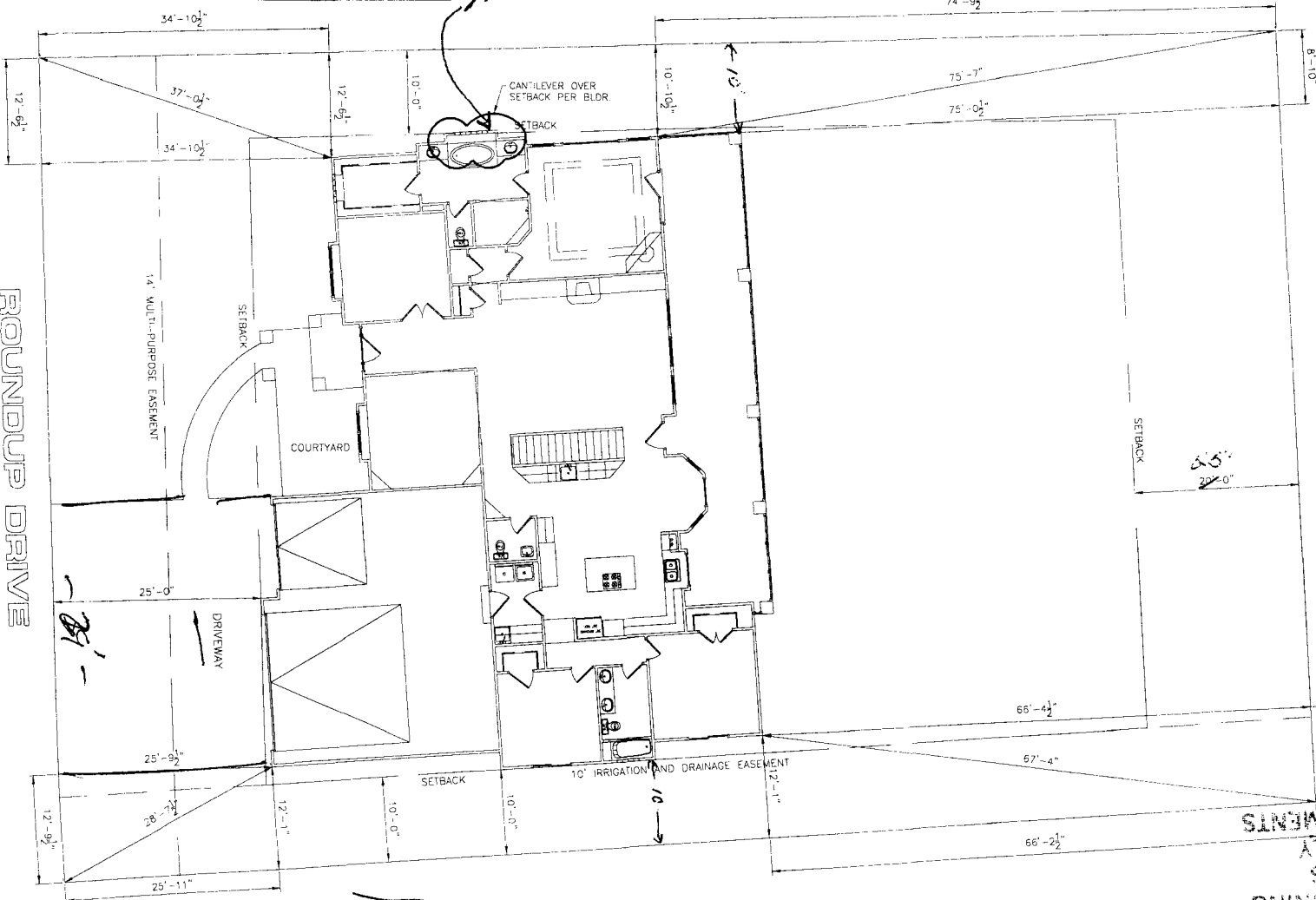Department Approval _NA Judith A. Vnion_   Date _11/28/06_

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. _19717_
Utility Accounting _Kate Upham_		Date _11/28/06_	

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)*

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

CANTILEVER OVER SETBACK PER BLDR.

SETBACK

COURTYARD

DRIVEWAY

14' MULTI-PURPOSE EASEMENT

ROUNDUP DRIVE

N

10' IRRIGATION AND DRAINAGE EASEMENT

SETBACK

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH SUBDIVISION
FILING NUMBER	12
LOT NUMBER	13
BLOCK NUMBER	2
STREET ADDRESS	? ROUNDUP DRIVE
COUNTY	MESA
GARAGE SQ. FT.	859 SF
UNFINISHED SQ. FT.	170 SF
LIVING SQ. FT.	4386 SF
LOT SIZE	14,320 SF
SETBACKS USED	FRONT 25'
	SIDES 10'
	REAR 20'

SCALE: 1" = 20'-0"

34'-10½"
37'-0"
12'-6½"
10'-0"
12'-6"
34'-10½"
74'-9½"
8'-10"
75'-7"
75'-0½"
10'-10½"
25'-0"
25'-9½"
28'-7½"
25'-11"
12'-9½"
12'-1"
10'-0"
66'-4½"
57'-4"
66'-2½"
11'-2½"
20'-0"

LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Z:\CAD DWGS\CANYON VISTA CUSTOM HOMES\IND RANCH LOT 13 FIL 12\SITE-2.dwg, 9/19/2006 2:43:30 PM, iron2.
HP LaserJet 5M.pc3