

FEE \$	10.00
TCP \$	1339.00
SIF \$	460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

12-12-06

* address changed to 709 Roundup Drive (Isyler Henderson)

Building Address 709 Roundup Drive No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2497-354-17-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2700

Subdivision INDEPENDANCE Ranch Sq. Ft. of Lot / Parcel .21

Filing 13 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 20%

Height of Proposed Structure 2.2

OWNER INFORMATION:

Name Brian Fisher LLC

Address 2078 RAINDANCE CT.

City / State / Zip C.O. CO 81523

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name FISHER CONST.

Address 2078 RAINDANCE CT.

City / State / Zip C.O. CO 81523

Telephone 216-785-7

*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 PH Maximum coverage of lot by structures 35%

SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES A NO _____

Side 10 from PL Rear 25 from PL Parking Requirement 2

Maximum Height of Structure(s) 32 Special Conditions Per Approved plan

Voting District B Driveway Location Approval SH
 (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).

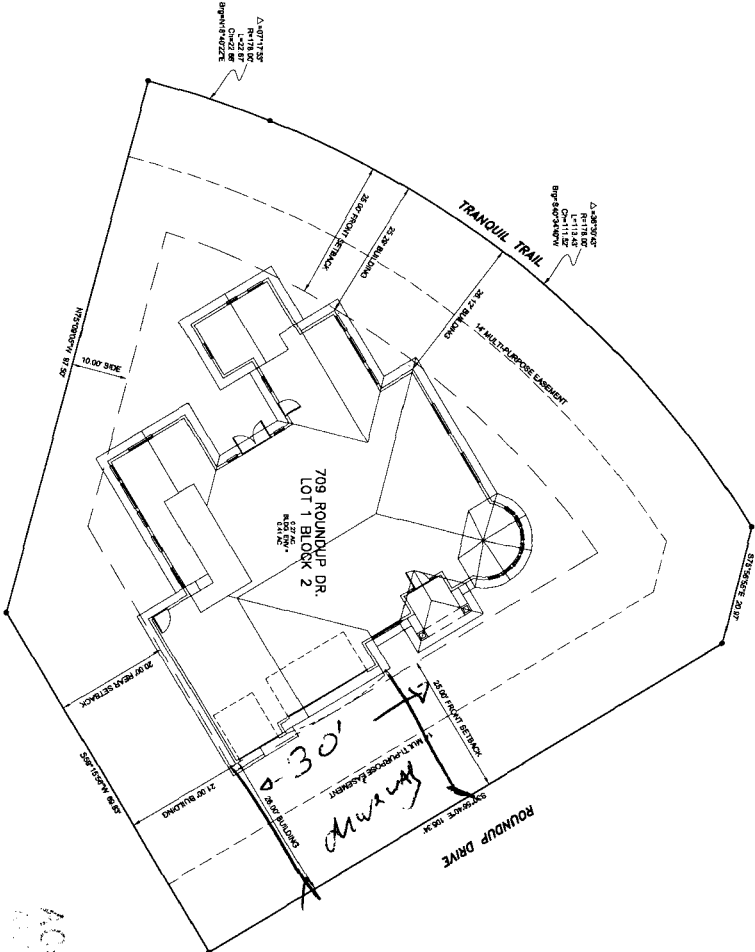
Applicant Signature _____ Date 12-7-06

Department Approval Isyler Henderson Date 12/11/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19468

Utility Accounting SH Date 12/11/06

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)



ALL EASEMENTS MUST BE
 CLEARLY IDENTIFIED IN
 THE PLANNING AND
 CONSTRUCTION DOCUMENTS
 AND SETBACK LINES.

[Signature]
 12-11-06

DRIVE OK
 12/11/06



PROJECT NO.
 SHEET NO.
C1
 SHEET 1 OF 8

PREPARED FOR:
FISHER CONSTRUCTION
 GRAND JUNCTION, COLORADO

SITE PLAN

DRAWN	GM
CHECKED	GM

CJ'S DESIGN & DRAFTING
 RESIDENTIAL • CUSTOM • REMODEL • ADDITIONS
 PHONE: OFFICE- 970-523-8347 CELL-970-640-1927
 EMAIL: CMESTASDRAFT@YAHOO.COM

NO	REVISION	DATE