

FEE \$	16.00
TCP \$	1039.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2051 Sidewinder Ct
 Parcel No. 2697-354-15-001
 Subdivision Independence Ranch
 Filing 12 Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed Apprx 3900
 Sq. Ft. of Lot / Parcel 13,864
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Apprx 4800
 Height of Proposed Structure 26'

OWNER INFORMATION:

Name Roem Fish
 Address 2057 baseline Rd
 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 Fisher Const
 Address 413 Smallwood Lane
 City / State / Zip ~~Grand Jct, Co~~ ^{Clifton} Co 81520
 Telephone 216-7851

*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>PD</u>	Maximum coverage of lot by structures <u>35%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>See Attached Notes</u>		
Voting District <u>A</u>	Driveway Location Approval <u>RAD</u> (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).

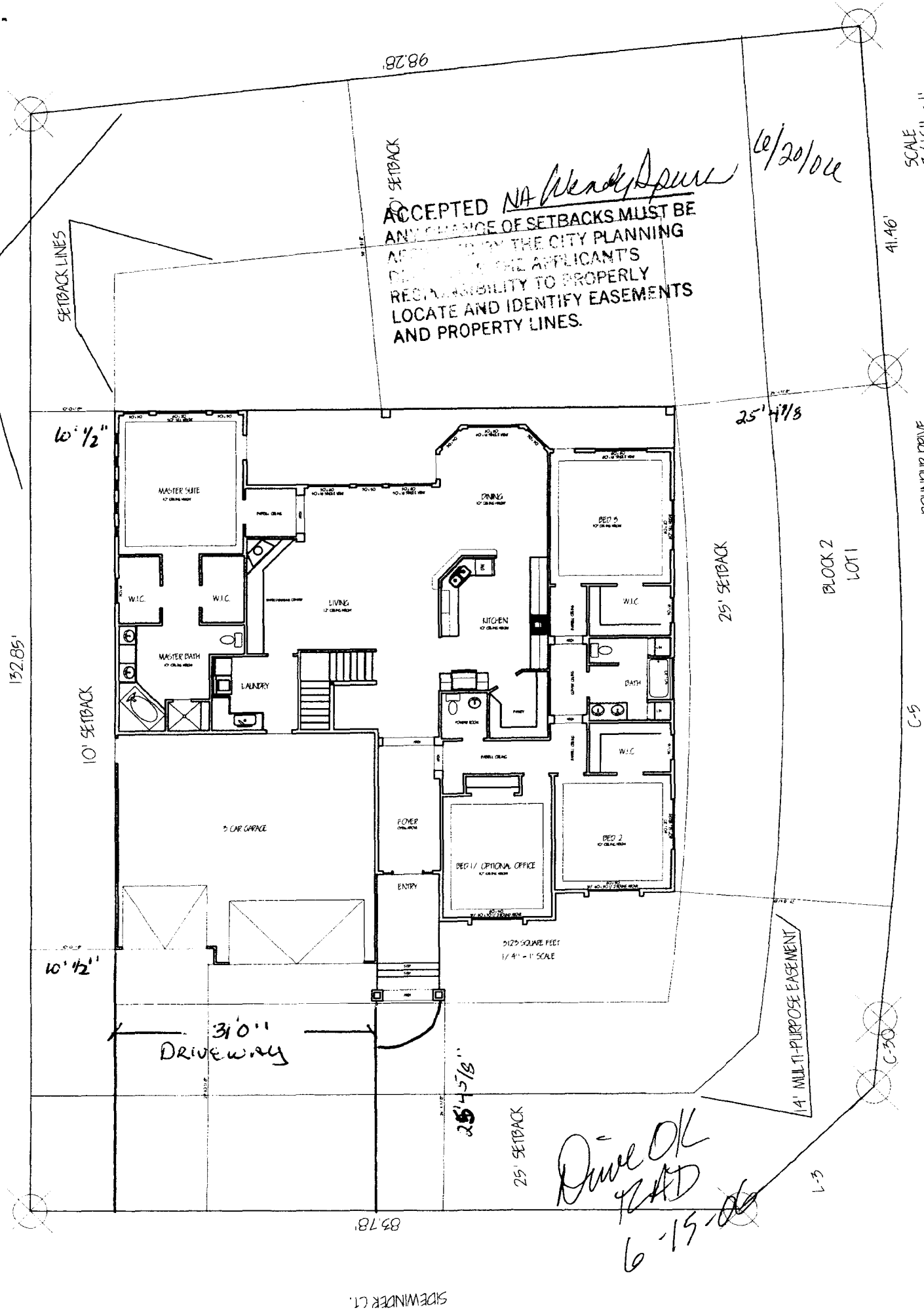
Applicant Signature Brian Fisher Date 6-8-06
 Department Approval NA Wendy Spurr Date 6/20/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19204</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>6/20/06</u>

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)

Tax Schedule #
2697-354-15-001

2051 Sidewinder Ct
Independence Ranch Subdivision
Filing 12, Block 2, Lot 1



ACCEPTED *NA Wendy Spurr*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

6/20/06

SCALE
3/16" = 1'

41.46'

MAIN DRIVE

BLOCK 2
LOT 1

C-5

C-30

L-3

SIDEWINDER CT.

83.78'

132.85'

10' 1/2"

10' SETBACK

10' 1/2"

25' 4 5/8"

25' SETBACK

25' SETBACK

25' 4 7/8"

*Drive OK
 6-15-06*