

FEE \$	10.00
TCP \$	1,034.00
SIF \$	4100.00

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

BLDG PERMIT NO. _____

Building Address 2054 SIDEWINDER CT. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2697-354-15-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2809
 Subdivision INDEPENDENCE RANCH Sq. Ft. of Lot / Parcel 15580
 Filing 12 Block 2 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0 - Existing 5231 after
 Height of Proposed Structure 26 ft.

OWNER INFORMATION:

Name Mark Pawlowski
 Address 686 POLK CT.
 City / State / Zip Grand Junction 81505

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

APPLICANT INFORMATION:

Name Mark & Laura Pawlowski
 Address 686 Polk Ct.
 City / State / Zip Grand Junction 81505
 Telephone 254-1690

*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%¹⁶</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>RAJ</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).

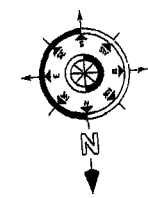
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature M. S. Pawlowski Date 5-18-06
 Department Approval NA Gayleen Henderson Date 5-18-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19099</u>
Utility Accounting <u>Katellsterny</u>	Date <u>5/18/06</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)

COPY



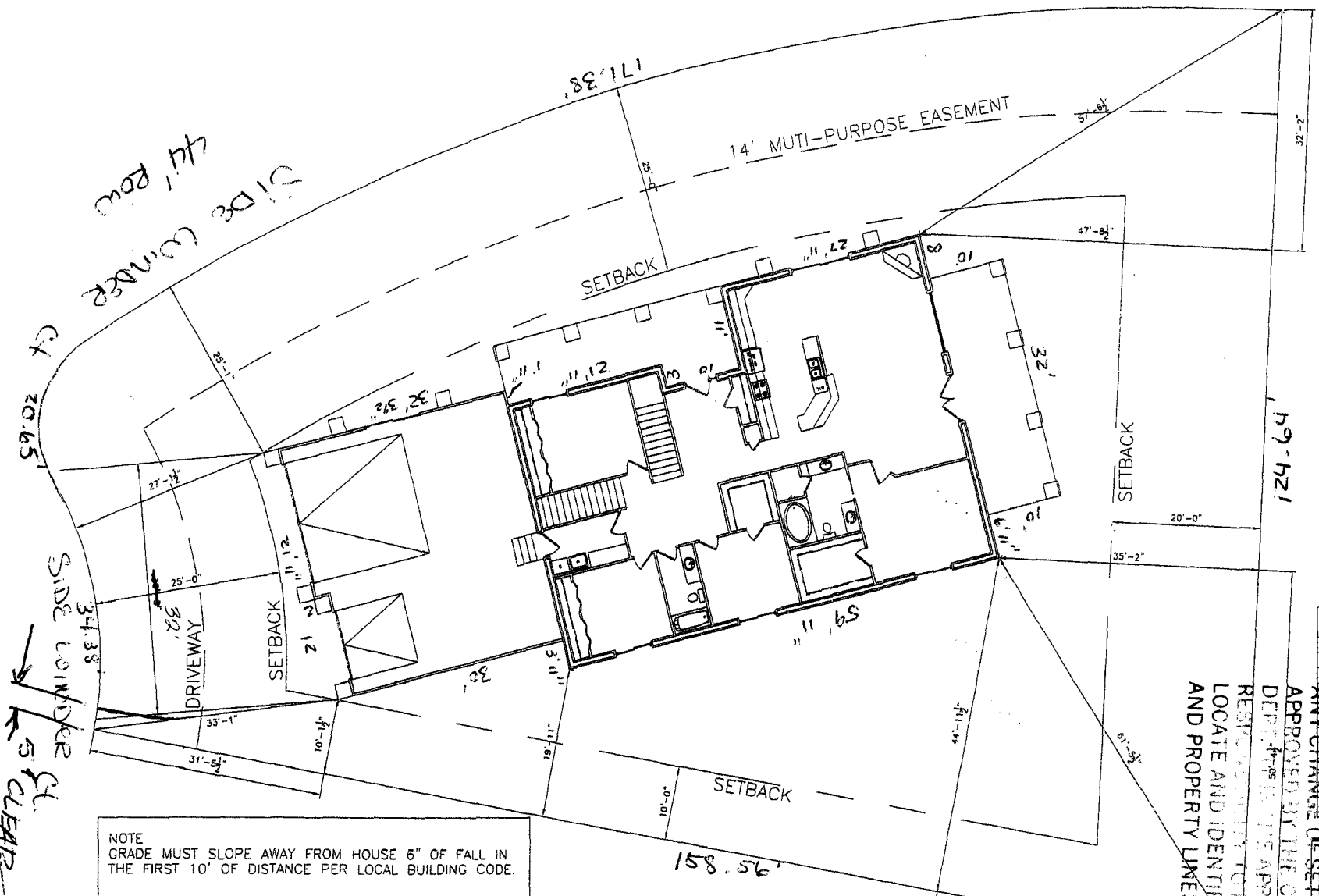
SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
FILING NUMBER	12
LOT NUMBER	10
BLOCK NUMBER	2
STREET ADDRESS	? SIDEWINDER CT.
CITY	MESA
GARAGE SQ. FT.	1061 SF
LIVING SQ. FT.	2347 SF
LOT SIZE	15580 SF
FRONT SETBACKS USED	FRONT 25'
	SIDES 10'
	REAR 20'

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

Shayla Henderson
5-18-06

APPROVED BY THE CITY PLANNING DEPT. 4-10-06
RESUBMIT THIS APPLICATION TO LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE: 1" = 20'



NOTE
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

- NOTICE:
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 - ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 - THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

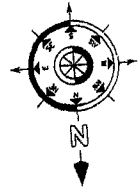
NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

44' ROW
SIDE WINDER

SIDE WINDER CT.
5' CLEAR

Handwritten signatures and notes at the bottom left corner.

COPY

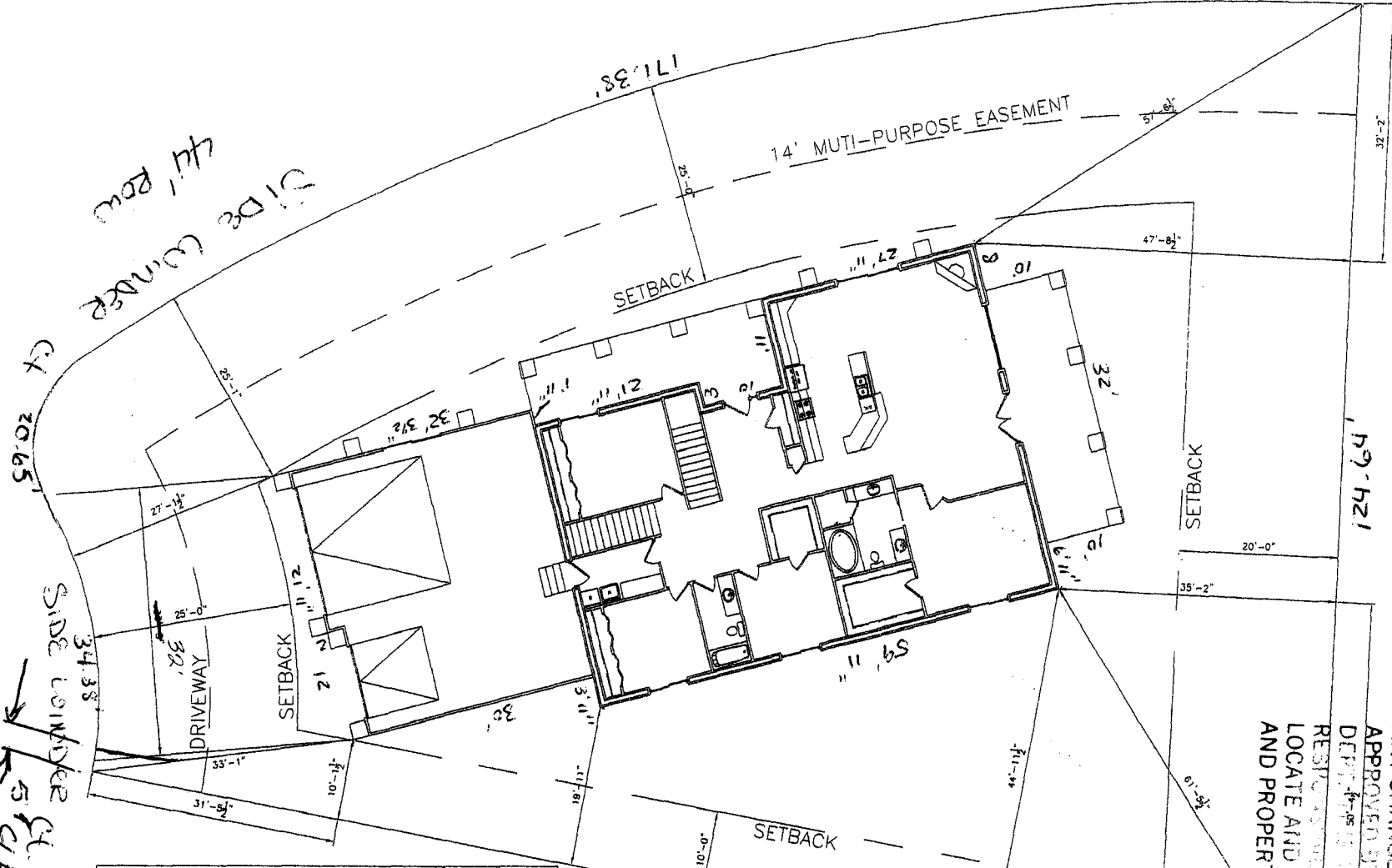


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LOT SIZE	15580 SF
FRONT SETBACKS USED	FRONT 25'
	SIDES 10'
	REAR 20'

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

APPROVED BY THE CITY PLANNING DEPARTMENT
 RESTORATION TO PROPERTY TO LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
SETBACKS MUST BE CHANGED

5-18-06
 Bayless Henderson



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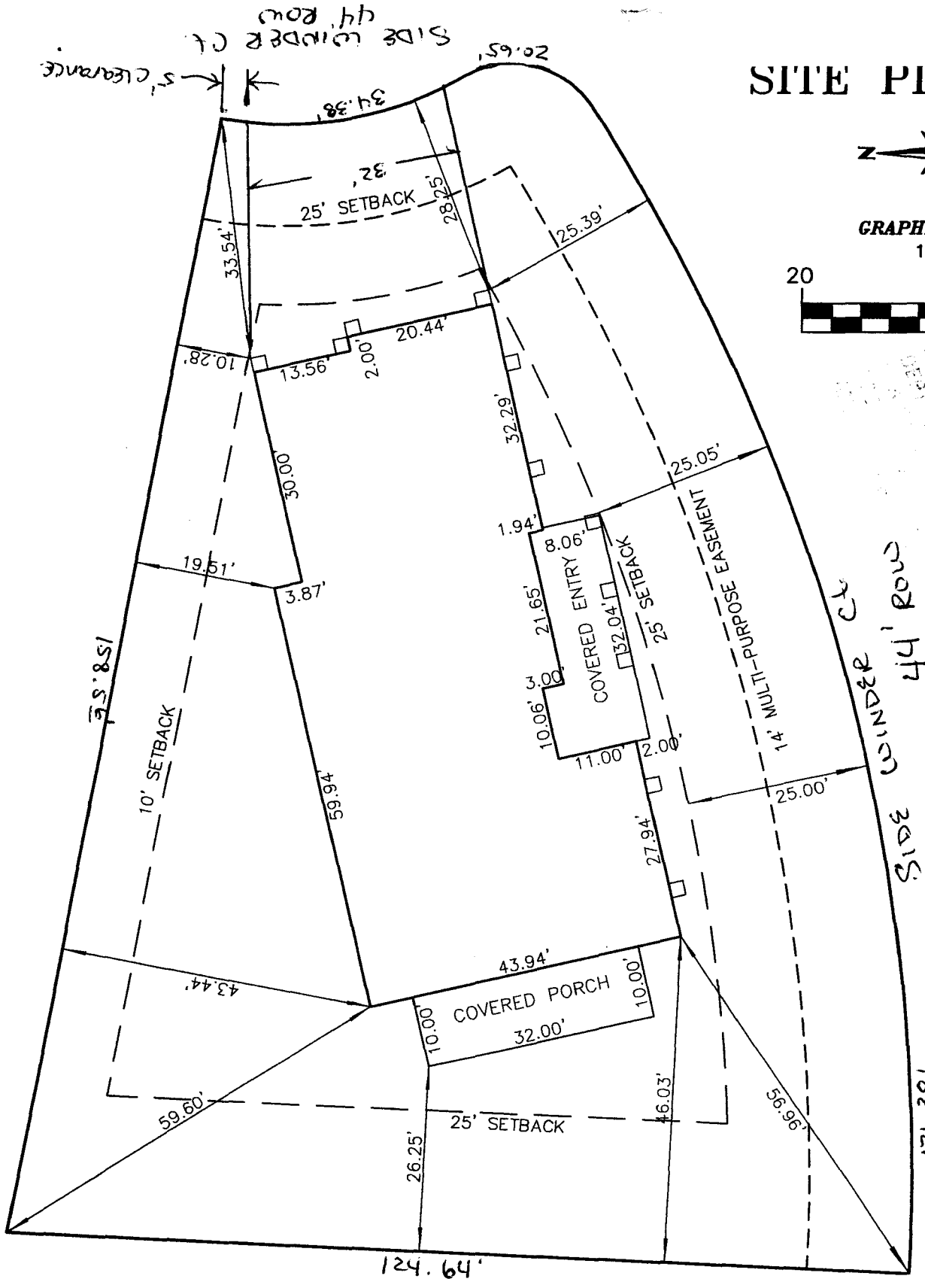
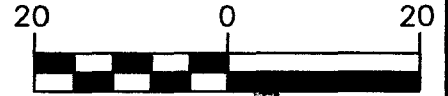
SCALE: 1" = 20'

Handwritten signatures and notes:
 Approved
 5-18-06

SITE PLAN



GRAPHIC SCALE:
1"=20'



ACCEPTED
 ALL CHANGES OF SETBACKS MUST BE
 APPROVED BY THE CITY ENGINEER
 6-2-06
 Mark Pawlowski

RESIDENCE	
LOT 10 BLOCK 2 FILING 12 INDEPENDENCE RANCH	
2054 SIDEWINDER COURT	
TAX # 2697-354-15-010	OWNER: MARK PAWLOWSKI
CLIENT: PAWLOWSKI	JOB #: 2006056
DATE: 5/17/06	DRAWING NAME: HOUSE
	FIELD WORK: WGV
	DRAWN BY: PWC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S. No. 37904

695 36 ROAD
 PALISADE, CO 81526
 PHONE (970)986-0522
 FAX (970)464-7569