

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

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

BLDG PERMIT NO. _____

Building Address 2059 S. Swindee Ct.
 Parcel No. 2697-354-15-005
 Subdivision Independence Ranch
 Filing 12 Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 5379
 Sq. Ft. of Lot / Parcel 15205
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5515
 Height of Proposed Structure 33'

OWNER INFORMATION:

Name C P Holdings LLC
 Address 1840 N 12th St #A
 City / State / Zip GRAND JUNCTION, CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name C P Homes
 Address 1840 N. 12th St. #A
 City / State / Zip GRAND JUNCTION, CO. 81501
 Telephone 216-2112

***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>PO</u>	Maximum coverage of lot by structures <u>35%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>10'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>See Copy of plat</u>		
Voting District <u>A</u>	Driveway Location Approval <u>RAY</u> regarding foundations		
	(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 [Signature] Date 5-4-06
 Department Approval [Signature] Date 5-16-06

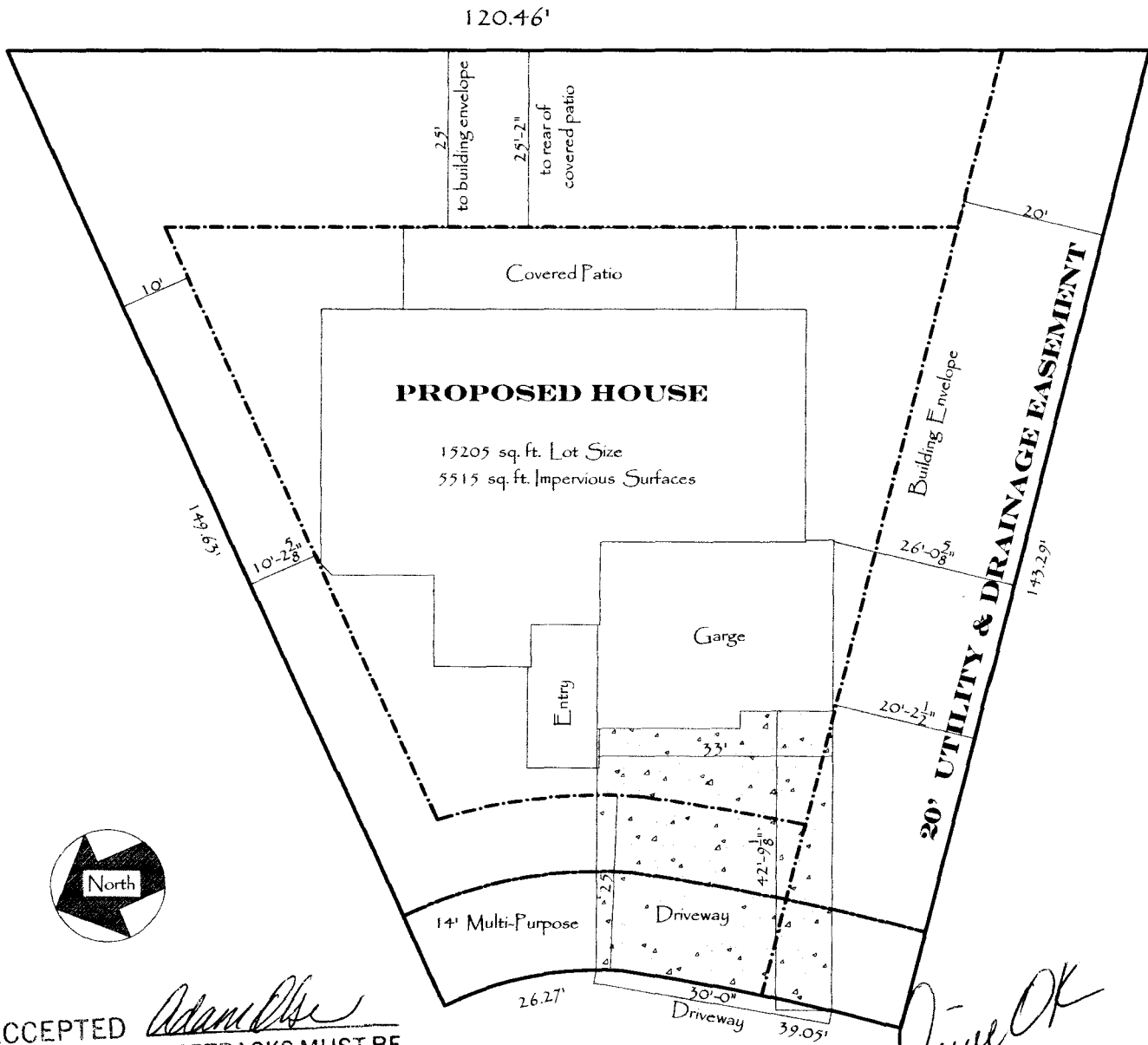
Additional water and/or sewer tap fee(s) are required:	YES <u>L</u> NO _____	W/O No. <u>9097</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/16/06</u>	

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)

INDEPENDENCE RANCH SUBDIVISION FILING 12

BLOCK 2 / LOT 5 / 2059 SIDEWINDER COURT

Needs to show 20' sewer & storm easement



ACCEPTED *Adam Ols*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE CITY ENGINEER'S
 REVIEW IS LIMITED TO THE GENERAL
 LOCATION OF UTILITIES, EASEMENTS
 AND PROPERTY LINES.

SIDEWINDER CT.

*Done OK
 RPT
 5-11-06*