

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 6777 Talone Circle
 Parcel No. 2945-031-69-009
 Subdivision Valley Meadows North
 Filing 1 Block 2 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3373
 Sq. Ft. of Lot / Parcel 12,347
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3373
 Height of Proposed Structure 22 ft.

OWNER INFORMATION:

Name Rid Quality Builders, LLC
 Address 880 20 Rd.
 City / State / Zip Fruita, CO 81521

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

APPLICANT INFORMATION:

Name Rid Quality Builders, LLC
 Address 880 20 Rd.
 City / State / Zip Fruita, CO 81521
 Telephone 888-0717

*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>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"B"</u> Driveway Location Approval _____ (Engineer's Initials)	DATE

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).

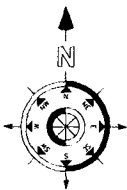
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5-30-06
 Department Approval [Signature] Date 6/5/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19151</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/5/06</u>		

ACCEPTED BY
 ANY CHANGES
 APPROVED
 DEPT. OF
 RESOURCES
 LOCAL ORDINANCES
 AND PROVISIONS

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 MUST BE
 PLANNING
 DEPT.
 RESOURCES
 LOCAL ORDINANCES
 AND PROVISIONS



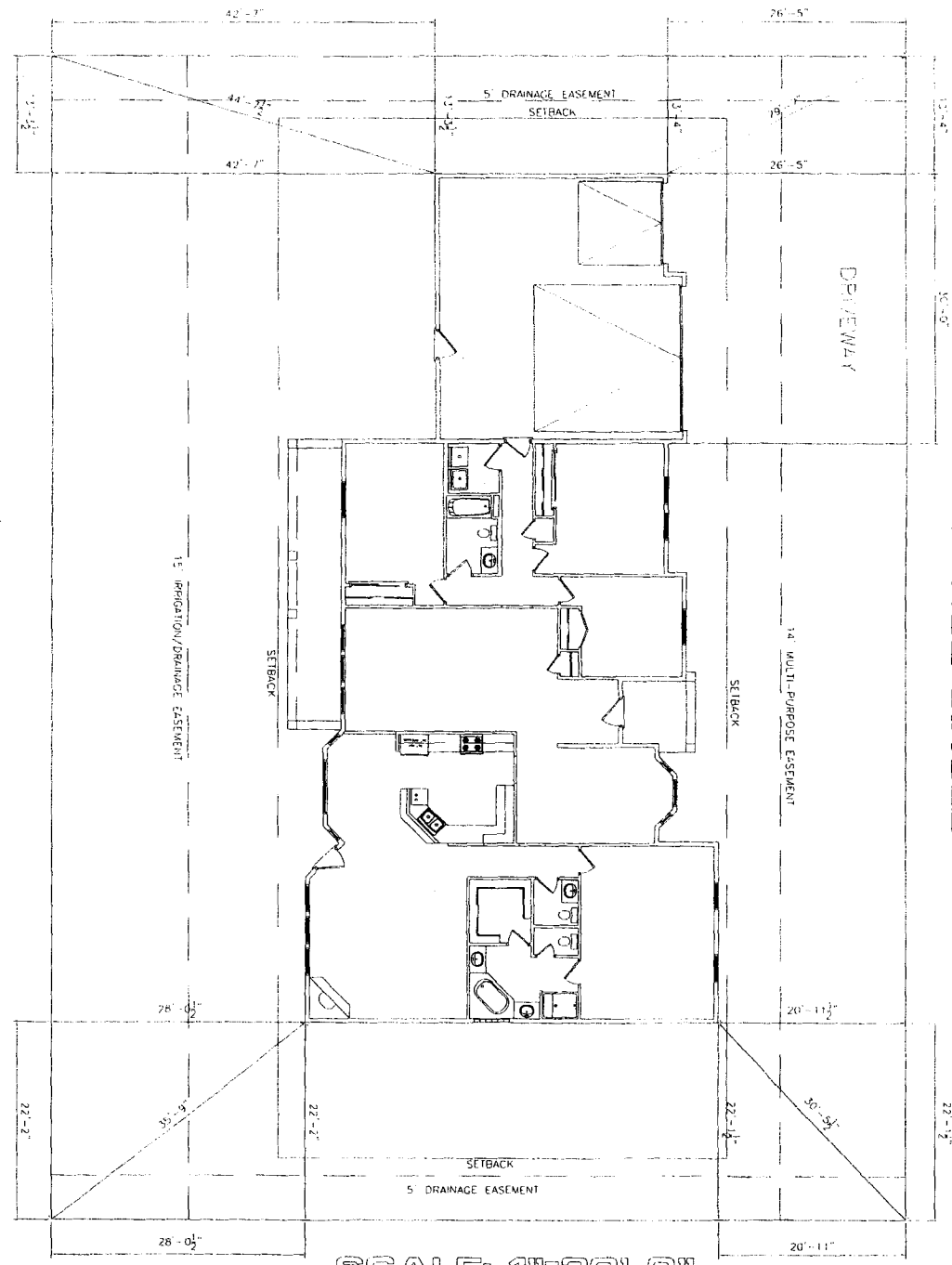
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

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

- 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 HOME OWNERS ACCEPTANCE OF THESE TERMS.
 - ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 - BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 - THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAW. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

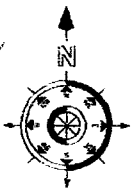
SITE PLAN INFORMATION	
SUBDIVISION NAME	VALLEY MEADOWS NORTH
FILING NUMBER	1
LOT NUMBER	9
BLOCK NUMBER	2
STREET ADDRESS	677 TAHOE CIRCLE
COUNTY	MESA
GARAGE SQ. FT.	806 SF
LIVING SQ. FT.	2567 SF
LOT SIZE	12,347 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'



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 00-1-09

SCALE: 1"=20'-0"

AND PROPOSED...
 LOCAL...
 DETAIL...
 APPROVED...
 ANY CHANGE OF...
 ACCEPTED...
 Revised 6-6-06



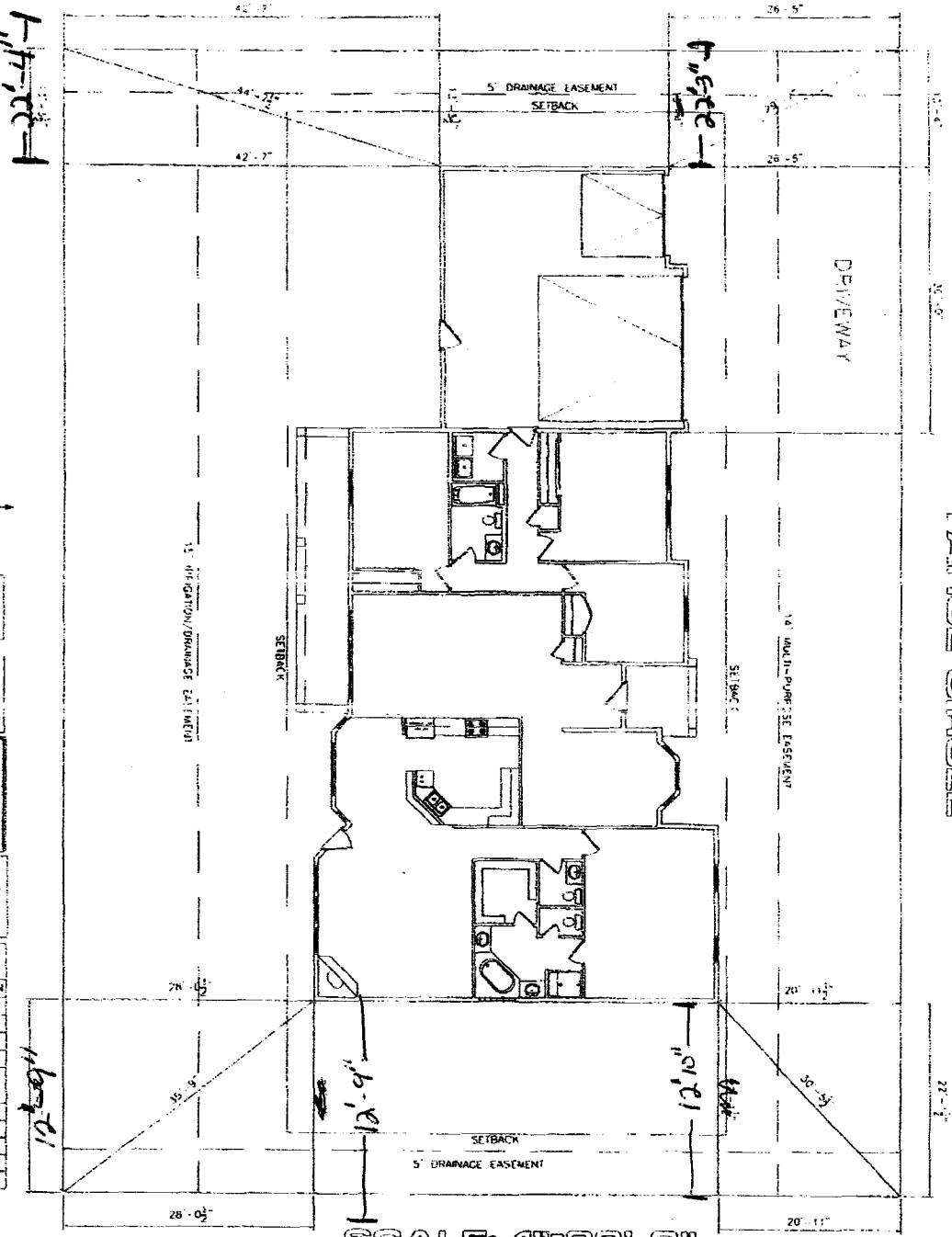
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 IS SHOWN OTHERWISE DIMENSIONS WILL BE FROM FACE
 OF FOUNDATION

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

NOTE:
 1. I AM THE RESPONSIBILITY OF THE RESULTS OR COMPLY TO VERIFY ALL DETAILS
 AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. ALL OF THIS PLAN CONFORMS TO LOCAL CODES AND ON YOUR OWN ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. OWNER AND CONTRACTOR TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN AND SPEC SHALL BE INTERPRETED BY ARCHITECT. SEE ARCHITECT'S COMMENTS ON OTHER
 SHEETS FOR FURTHER DETAILS.

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TAHOE CIRCLE