

FEE \$	10
TCP \$	1589
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 404 Bear Dance Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-41-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2082
 Subdivision Countryside Place Estates Sq. Ft. of Lot / Parcel 4678
 Filing _____ Block 4 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2711
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name SSWIT LLC
 Address 2180 Meadows Ct
 City / State / Zip G.J. CO, 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Koos Const. Inc
 Address P.O. Box 4350
 City / State / Zip G.J. CO 81501
 Telephone 242-8779

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: New Residence

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>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>C</u>	Driveway Location Approval <u>PH</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).

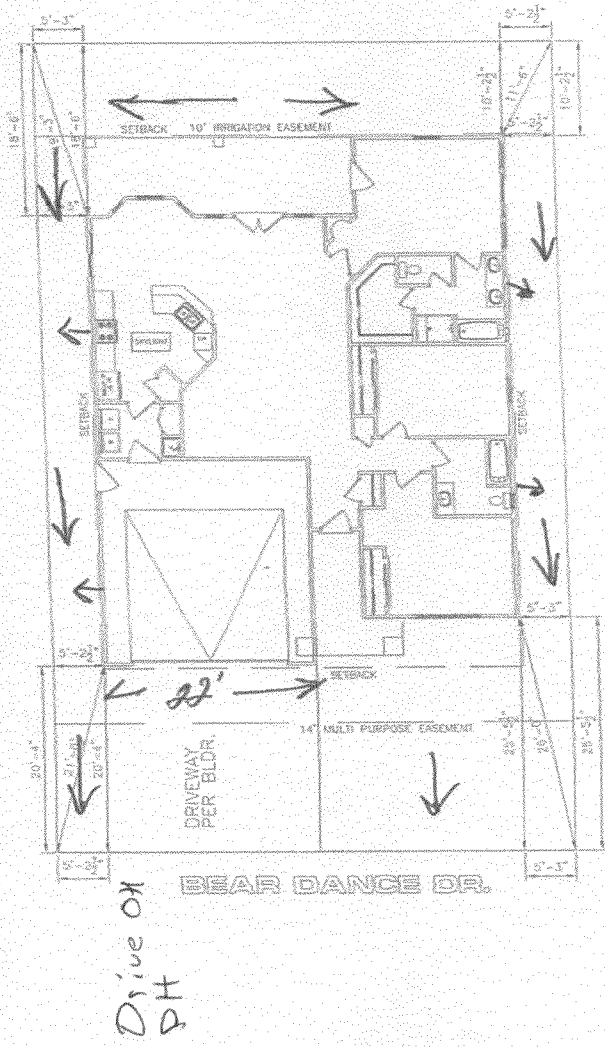
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 9-12-07
 Department Approval PH Wendy Spurr Date 9/18/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u># 206049</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-25-07</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)

PH Wendy Spunk
 ACCEPTED SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



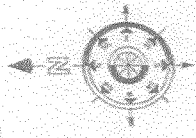
Drive of PH

NOTICE: THE RESPONSIBILITY OF THE DESIGN OR WORK TO MEET ALL SETBACKS AND EASEMENTS LIES WITH THE APPLICANT AND ON THE DESIGNER'S ACCEPTANCE OF THESE TERMS. THE CITY PLANNING DEPARTMENT DOES NOT GUARANTEE THE ACCURACY OF THIS SITE PLAN. ALL SETBACKS AND EASEMENTS MUST BE IDENTIFIED AND LOCATED BY THE APPLICANT AND THE DESIGNER. ALL SETBACKS IDENTIFIED BY THE APPLICANT AND THE DESIGNER MUST BE IDENTIFIED BY THE APPLICANT AND THE DESIGNER.

NOTE: SETBACKS MUST BE MAINTAINED FROM THE FRONT OF THE HOUSE BY THE LOCAL BUILDING CODE. THE FRONT 10' OF DISTANCE PLUS LOCAL BUILDING CODE.

NOTE: DIMENSIONS LINES ARE PULLED FROM THE EXTERIOR FACE OF BRICK LEOGS. IF NO BRICK LEOGS ARE SHOWN, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE: BUILDER TO VERIFY ALL SETBACKS AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.



SITE PLAN INFORMATION	
SUBDIVISION NAME	COUNTRY PLACE EST.
PLAT NUMBER	N/A
LOT NUMBER	3
BLOCK NUMBER	4
STREET ADDRESS	474 BEAR DANCE DR
CITY	MESA
COUNTY	COCHISE
CREATED BY	499 JF
DATE	1996 SF
LOT AREA	4878 SQ. FT.
SETBACKS USED	5/8/05 J
REVISIONS	REAR 10'

SCALE: 1" = 20'-0"