

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2212 Red Canyon Ct.  
 Parcel No. 2945-193-07-010  
 Subdivision Monument Valley  
 Filing 875 Block 1 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2900  
 Sq. Ft. of Lot / Parcel 2 ACRES 1000 S.F.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 5100 sq. ft.  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Terryh + Bettyh Bergs  
 Address 4110 Beorby Ct.  
 City / State / Zip Gillette WY 82718

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name MAVES Construction  
 Address P.O. Box 670  
 City / State / Zip FRUITA CO 81521  
 Telephone 970/858-9642

**\*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 _____
SETBACKS: Front <u>40'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>35'</u> from PL Rear <u>35'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>B</u>	Driveway Location Approval <u>NA</u> <u>3/21/07</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).

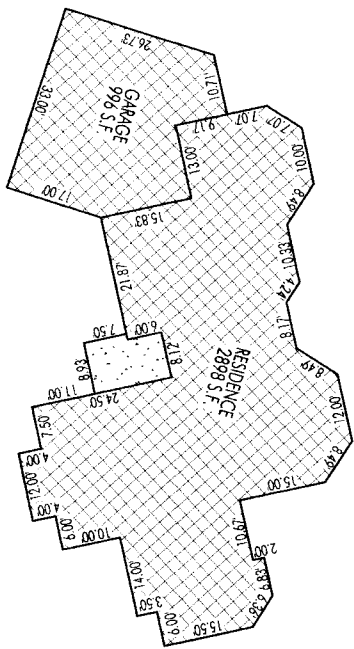
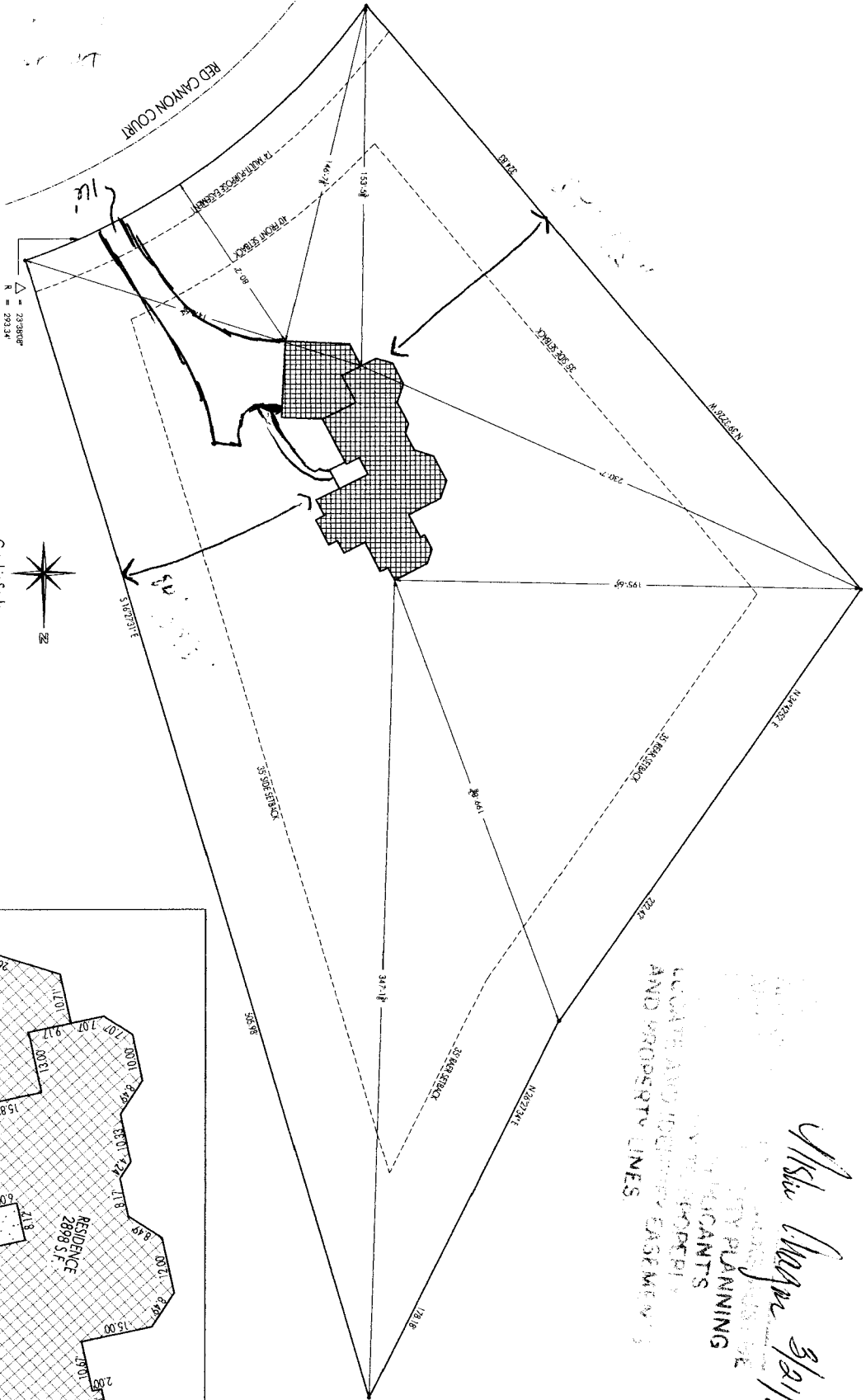
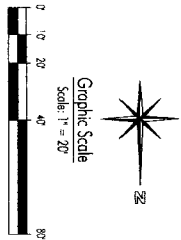
Applicant Signature [Signature] Date 3-16-07  
 Department Approval NA [Signature] Date 3/21/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20049</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/21/07</u>		

SITE PLAN Scale: 1" = 20'-0"

STRUCTURAL DIMENSION PLAN Scale: 1" = 10'-0"

△ = 23.38' RADIUS  
 R = 293.34'  
 L = 121.01'  
 Ch = 170.15'  
 Btg = N 67°28'37"E



APPEX DESIGN AND DRAFTING, INC.  
 ARCHITECTURAL PLANNING  
 AND PROPERTY LINES  
 APRIL 11, 2007

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Designed By: Maves Construction/Berg  
 File Name: 2006/Maves/Berg  
 Date: REV. 2/14/07  
 Scale: As Noted  
 Drawings By: S.J.W.

**The Berg Residence**  
 2212 Red Canyon Ct.  
 Lot 10, Block 1 - Monument Valley Filing 5  
 Contact: Maves Construction - 970-858-9542

546 Main Street, #404 Grand Junction, CO  
 Phone: (970) 263-6372  
 Drafting@Apexdrafting.biz  
 Fax: (970) 464-6129  
**Apex Design and Drafting, Inc.**

THESE DRAWINGS, FOR THIS DESIGN, HAVE BEEN DEVELOPED AND ISSUED WITHOUT KNOWLEDGE OR REFERENCE TO A SPECIFIC BUILDING SITE. THEREFORE, SUPPLEMENTAL TO THESE DOCUMENTS IS THE OWNER'S RESPONSIBILITY TO CONFIRM DIMENSIONS AND CONSULT WITH APPROPRIATE ENGINEERS AND OTHER BUILDING PROFESSIONALS TO COMPLY WITH LOCAL BUILDING CODES AND SITE SPECIFIC REQUIREMENTS.