

FEE \$ 10.00  
 TCP \$ ~~100.00~~  
 SIF \$ 400.00

1589.00 **PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

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

Building Address 701 ROUND UP  
 Parcel No. Z697-354-14005  
 Subdivision INDEPENDANCE ROW  
 Filing 12 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3500  
 Sq. Ft. of Lot / Parcel 1/3 + ACRE  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 36%  
 Height of Proposed Structure 29'

**OWNER INFORMATION:**

Name MASON/FISHER Holdings LLC  
 Address 2078 RAINDANCE CT.  
 City / State / Zip GS 81503

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

**APPLICANT INFORMATION:**

Name Brian FISHER  
 Address 2078 RAINDANCE CT.  
 City / State / Zip GS 81503  
 Telephone 216-7851

**\*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 PD Maximum coverage of lot by structures per plan  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL Parking Requirement 2  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions Engineered foundation  
 Voting District A Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials) required

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).

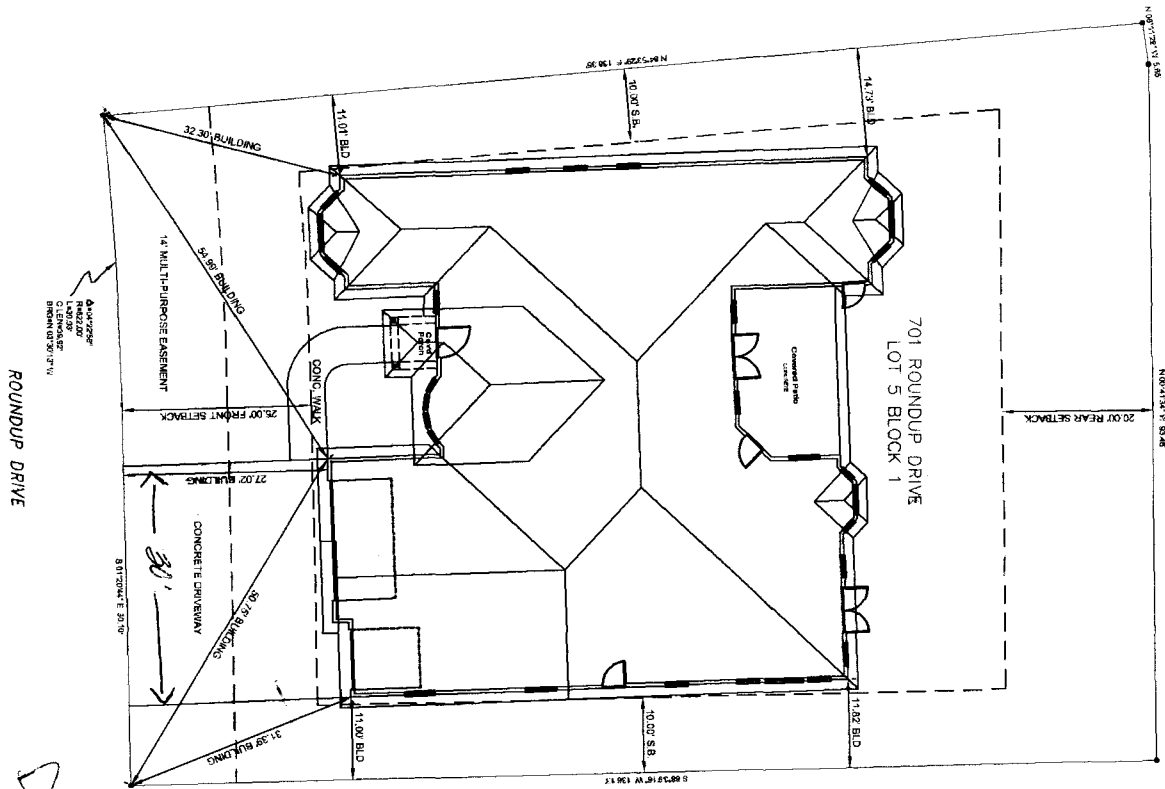
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1-23-07  
 Department Approval NA [Signature] Date 1-29-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19956</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/29/07</u>

701 ROUND UP

FISHER Spec



*Driveway okay (I like) Budget 1-23-07*

*DRIVEWAY 21' x 30'*

*NA Jackson A. Pan 1/29/07*

**SETBACKS MUST BE  
CITY PLANNING  
APPLICANT'S  
TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.**

<p>NO. 1 OF 2</p> <p><b>C1</b></p>	<p>PREPARED FOR: <b>FISHER CONSTRUCTION</b> 701 ROUNDUP DRIVE GRAND JUNCTION, CO 81503</p>	<p><b>SITEPLAN</b></p> <p><b>CJ's DESIGN &amp; DRAFTING</b> RESIDENTIAL • CUSTOM • REMODEL • ADDITIONS PHONE: OFFICE- 970-523-8347 CELL- 970-640-1927 EMAIL: CMESTASDRAFT@YAHOO.COM</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE												
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