

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

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

Building Address 424 1/2 Bear Dance Dr.  
 Parcel No. 2943-174-42-011  
 Subdivision Country Place Estates  
 Filing 1 Block 5 Lot 11

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1900  
 Sq. Ft. of Lot / Parcel 4742  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0 1950 sq ft.  
 Height of Proposed Structure 15'

**OWNER INFORMATION:**

Name On Track Builders, Inc  
 Address 965 E. Otley Ave  
 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 On Track Builders Inc  
 Address 965 E. Otley Ave  
 City / State / Zip Fruita CO 81521  
 Telephone 970-201-1752

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: New house

**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 <input type="checkbox"/>		
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).

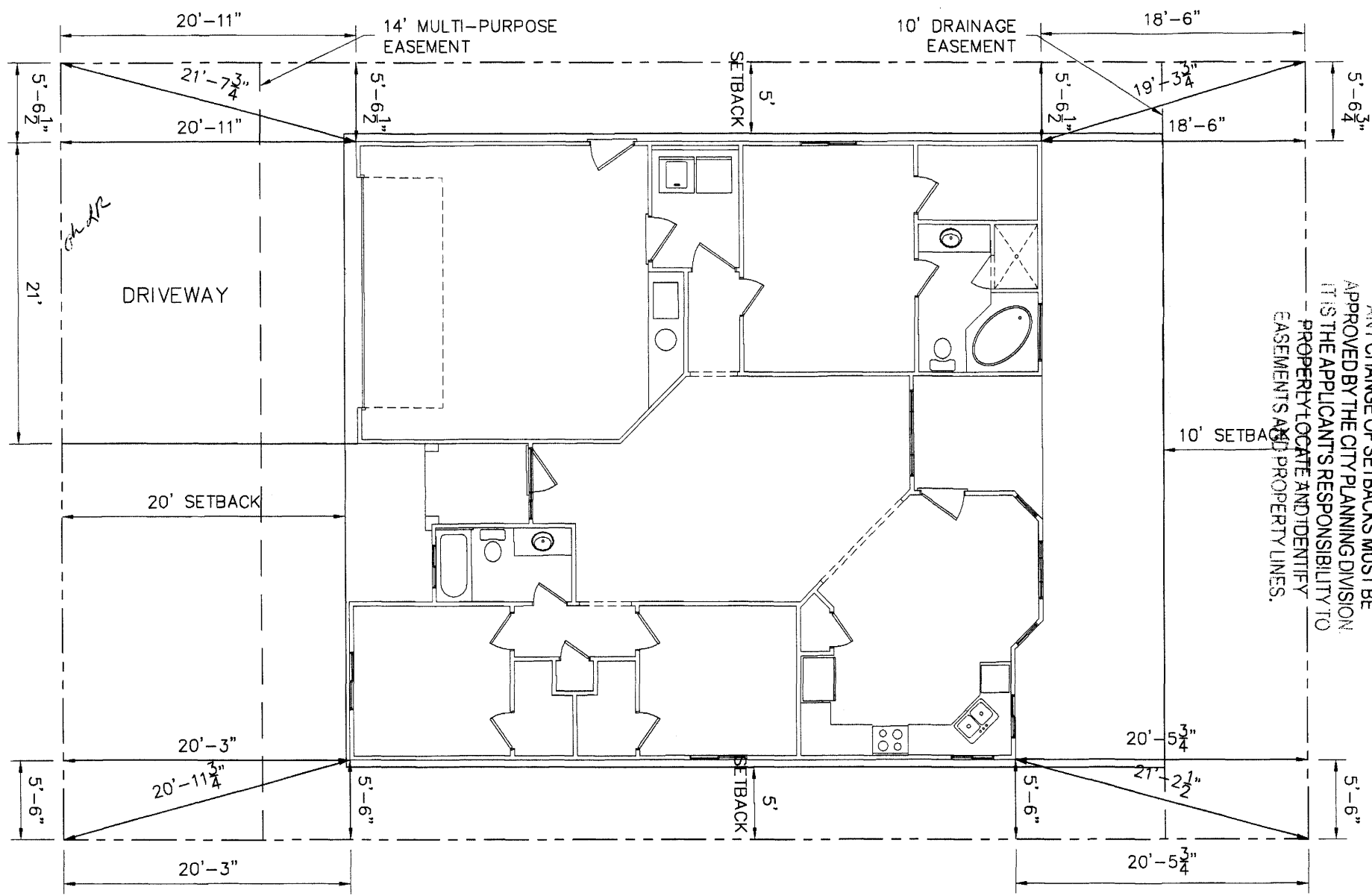
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5/20/08  
 Department Approval PH Lydia Reynolds Date 5/23/08

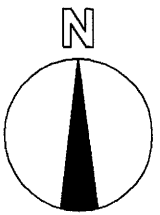
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21054</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/29/08</u>

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)

BEAR DANCE DRIVE



ACCEPTED PH  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SUBDIVISION NAME-	COUNTRYPLACE ESTATES
FILING NUMBER-	1
LOT NUMBER-	11
BLOCK NUMBER-	5
LOT SQ. FT.-	4742 SF
ADDRESS-	424-1/2 BEAR DANCE DRIVE
COUNTY-	MESA
CITY-	GRAND JUNCTION

**LIABILITY DISCLAIMER**  
 It is the responsibility of client/representative of client to verify all information on the attached plans.

**DIMENSION NOTE**  
 DIMENSIONS ARE TO OUTSIDE OF STUDS

**SITE PLAN**  
 SCALE: 1" = 10'