

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 702 Round Up  
 Parcel No. ~~702~~-2697-354-16-001  
 Subdivision Independence Ranch  
 Filing 13 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3300<sup>sq</sup>  
 Sq. Ft. of Lot / Parcel 13853<sup>sq</sup>  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 34%  
 Height of Proposed Structure 27'

**OWNER INFORMATION:**

Name BRIAN FISHER LLC  
 Address 2078 RAINANCE 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 SAME AS ABOVE  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970 216 7851

**\*TYPE OF HOME PROPOSED:**

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

NOTES: New Single Family 3300<sup>sq</sup>  
WITH UNFINISHED WALK OUT Basement (3000<sup>sq</sup>)

**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 35%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 10' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions ENGINEERED FOUNDATION  
 Voting District "A" Driveway Location Approval JH DESIGN RECEIVED AND REVIEWED PAID 4/4  
 (Engineer's Initials)

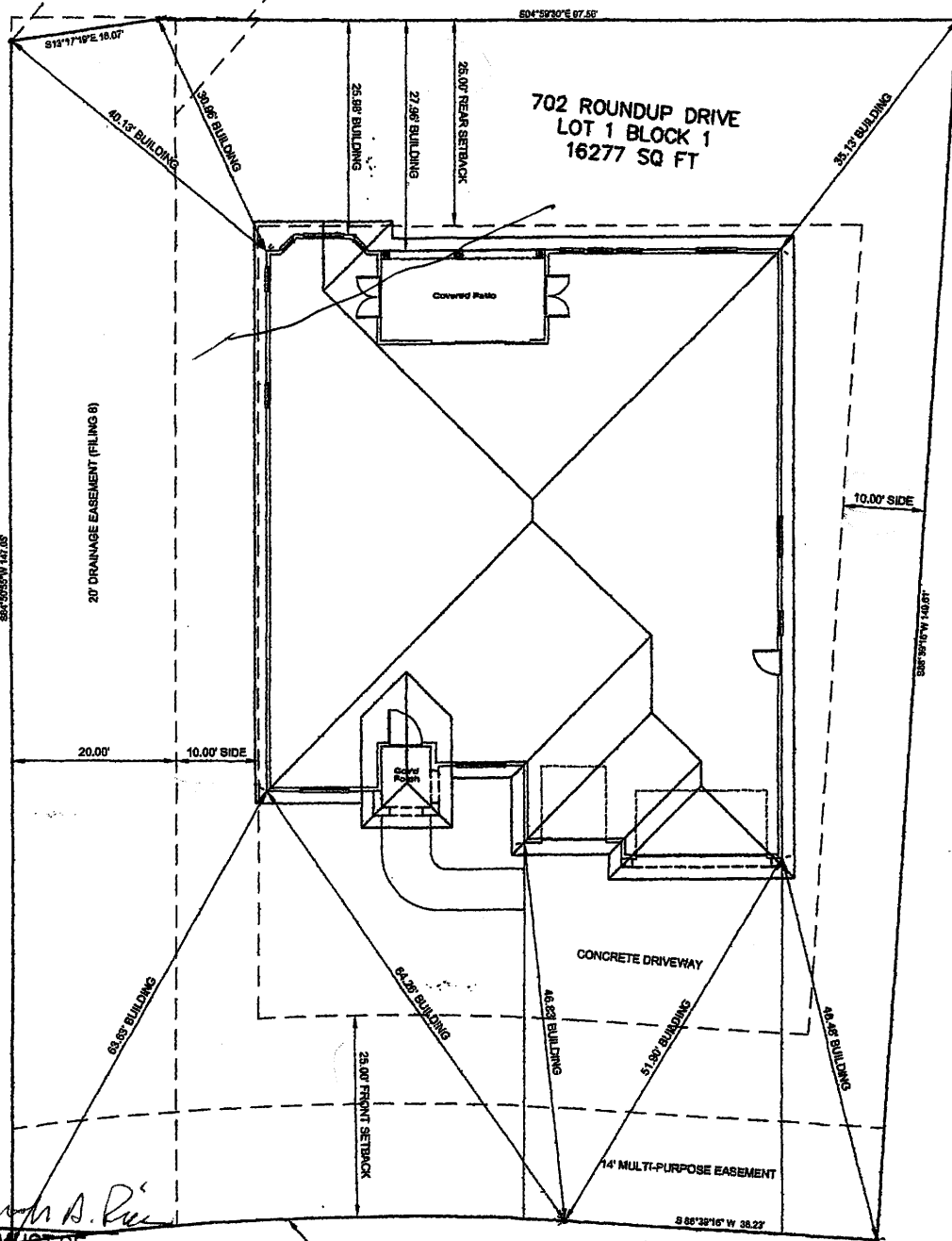
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Brian S Fisher Date 12-11-07  
 Department Approval JH Judith A. Rice Date 1/30/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20861</u>
Utility Accounting <u>W Bunsley</u>	Date <u>1/31/08</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)



ACCEPTED *Judith A. Rice*  
 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.

$\Delta=12^{\circ}01'14"$   
 $R=322.00'$   
 $L=97.85'$   
 $C L E N=92.45'$   
 $B R G=N 82^{\circ}38'39" E$

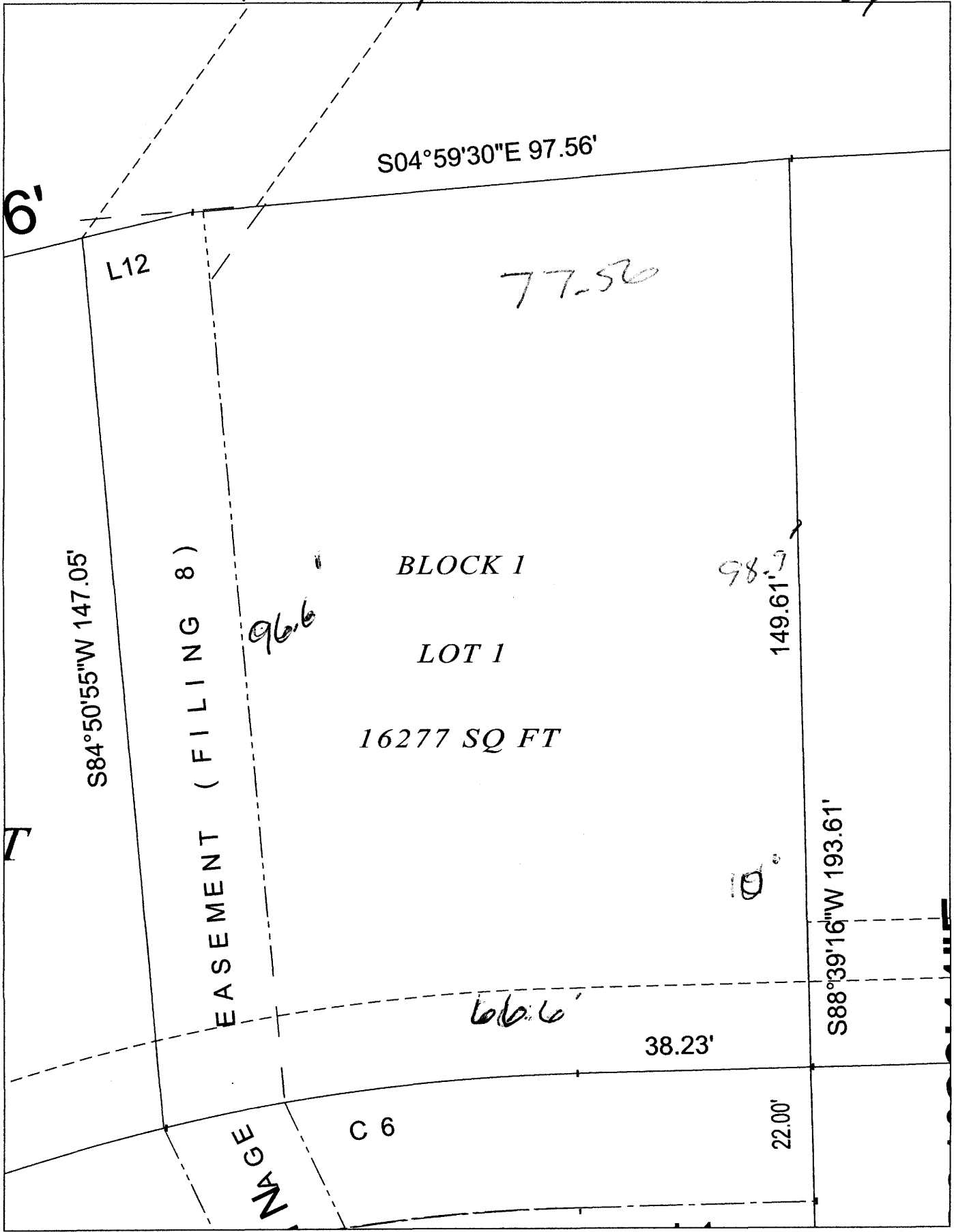
Drive OK  
*Hayden Henderson*

ROUNDUP DRIVE



SHEET NO. <b>C1</b> SHEET 1 OF 8	PREPARED FOR: <b>FISHER CONSTRUCTION</b> 702 ROUNDUP DRIVE GRAND JUNCTION, CO 81503	DRAWING NO. SHEET NO.	DATE 08/10/03	<b>CJ's DESIGN &amp; DRAFTING</b> RESIDENTIAL • CUSTOM • REMODEL • ADDITIONS PHONE: OFFICE-970-623-8347 CELL-970-640-1927 EMAIL: CJESTASDRAFT@YAHOO.COM WEB: WWW.CJSDSIGNDRAFTING.COM	NO. REVISION DATE
	SITEPLAN	1 01	08/10/03	1 01	08/10/03

Building Envelope 1702 Round Up



S04°59'30"E 97.56'

6'

L12

77.56

BLOCK 1

LOT 1

16277 SQ FT

S84°50'55"W 147.05'

EASEMENT ( FILING 8 )

96.6

98.7

149.61'

S88°39'16"W 193.61'

66.6'

38.23'

22.00'

C 6

ENVELOPE

T



Fisher Construction and Finishes  
413 Smallwood Lane  
Clifton, Colorado 81520  
970-216-7851

702 ROUND UP

To Whom It May Concern:

I AM GETTING READY TO BUILD ON LOT 1 BLK 1  
FILING 13 IN INDEPENDENCE RANCH. MANY LOTS  
ON THE BLUFF REQUIRE A SLOPE ANYLSIS. I AM  
ASKING TO WAIVE THIS REPORT BECAUSE I AM  
NOT BUILDING ON OR NEAR THE FILL AREA. I  
WILL NOT DISTURB ANY OF THE FILL AREA WITH  
EXCAVATION OR DEBRIS. THE PURPOSED HOUSE  
IS CLEARLY AWAY FROM THE CONCERNING  
AREA.

THANK YOU,

  
BRAIN FISHER

216-7851

**Lower Valley Engineering and Consulting, Inc.**

569 South Westgate Drive, Suite 2  
Grand Junction, Colorado 81505  
Ph (970) 243-8778 Fax (970) 243-8499

Mesa County Building Department  
PO Box 20000  
Grand Junction, Colorado  
81502-5005

1-24-08

RE: PERMIT #

Slope stability at proposed residence at 702 Roundup Drive, Independence Ranch Sub.,  
Mesa County, Colorado

Building Department:

I have been retained by Fisher Construction to provide engineering services for the above referenced project. We have verified that per the civil drawings produced by Thompson-Langford dated 12/29/03 that the structure will not be located in an area where a slope stability study was recommended to be done. Additionally, we have examined the site and determined that we concur with that recommendation based on the proposed structure and existing slopes.

Please contact me if there are any questions concerning this project.

Signed,

Darren R. Adams, P. E.

**RECEIVED**  
JAN 24 2008  
COMMUNITY DEVELOPMENT  
DEPT.

