

FEE \$ 10.00  
 TCP \$ 2554.00  
 SIF \$ 460.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

PCR-2010-427  
36008 Receipt #

Building Address 418 1/2 BEAR DANCE DR No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2943-174-42-005 Sq. Ft. of Existing Bldgs 1 Sq. Ft. Proposed 1858.76  
 Subdivision COUNTRYPLACE ESTATES Sq. Ft. of Lot / Parcel 4681 SQ FT  
 Filing 1 Block 5 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) APPROX 2536.53 SQ FT  
 Height of Proposed Structure 17' 6 3/4" 54%

**OWNER INFORMATION:**

Name SS WIT INC.  
 Address 2180 MEADOWS CT.  
 City / State / Zip GRAND JUNCTION / CO / 81507

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

**APPLICANT INFORMATION:**

Name MOUNTAIN COAST PROPERTIES  
 Address 1813 BRANDIM IRON CT.  
 City / State / Zip FRUITA / CO / 81521  
 Telephone 970-773-0684

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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.**

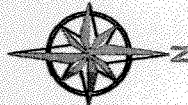
THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5' 1/2'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>		
Voting District <u>"C"</u>	Driveway Location Approval <u>JDH</u> <small>(Engineer's Initials)</small>	Special Conditions _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

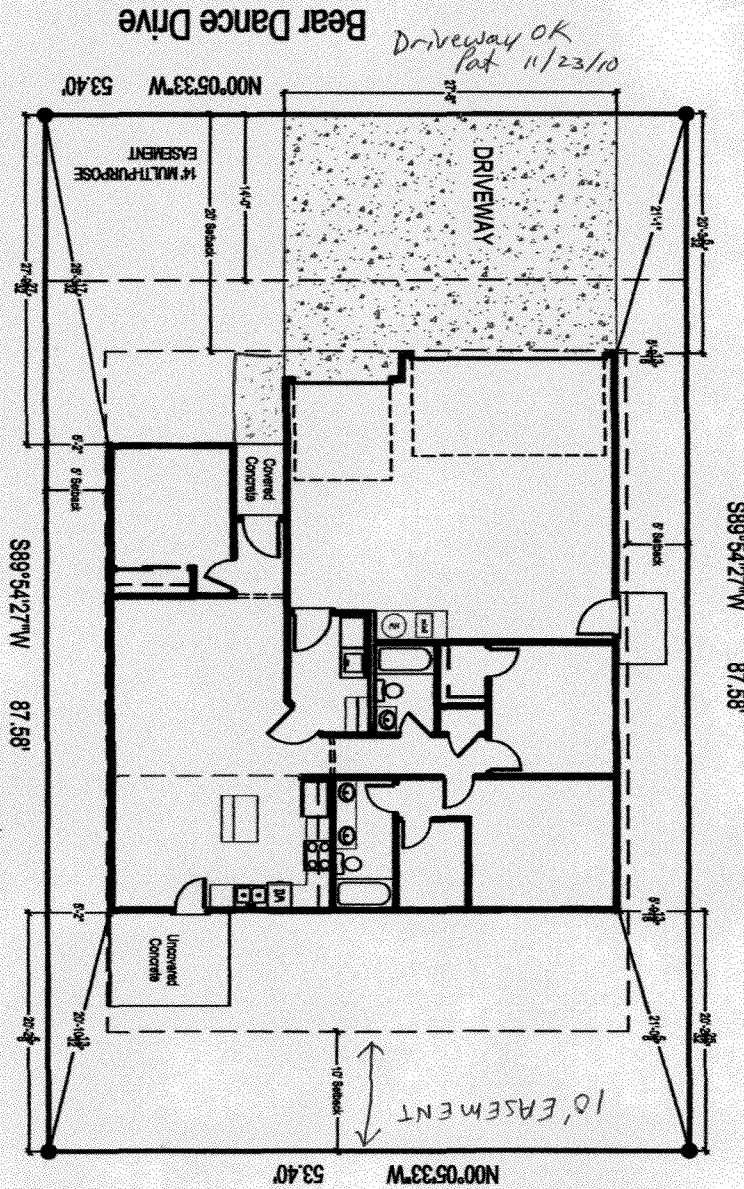
Applicant Signature [Signature] Date 11-18-10  
 Planning Approval JDH. Pat O'Connell Date 11/23/10

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES <input type="radio"/> NO	W/O No. <u>21807</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-29-10</u>



Bear Dance Subdivision	
PLING	1
BLOCK	5
LOT NUMBER	5
LOT SIZE	4681 sq. ft.
LIVING AREA	1213.68 sq. ft.
GARAGE	646.08 sq. ft.
TOTAL AREA	1859.76 sq. ft.
Covered Concrete Area	25.00 sq. ft.
Uncovered Concrete Area	104 sq. ft.

*Driveway 51.938*



*Pat*  
**ACCEPTED** *Pat Decker 11/23/10*  
 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.

<div style="font-size: 2em; font-weight: bold; text-align: center;">C1</div>	Revisions
	A
	B
	C
	D
	E
Scale	1/8" = 1'
Site Plan	
Drawn By	SJSR
Date	11/11/10
Date	9/20/10

**418 half - Bear Dance Drive**

**DAD**  
 Advanced Drafting and Design, Inc.  
 1000 North 8th Suite #33  
 Grand Junction CO 81501  
 Phone (970) 242-1012 Fax (970) 242-1052  
 suate@advanceddraftinganddesign.com