

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

BLDG PERMIT NO. 79638

⁰ (Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 675 Roundup DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 3429#
TAX SCHEDULE NO. 2947-151-42-001 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION INDEPENDANCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 3429#
FILING 6 BLK 1 LOT 1
NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) OWNER EDWARD & PATRICIA CHERRY
(1) ADDRESS 2504 1/2 ROSE DR. #A GJ Co
(1) TELEPHONE 970-245-7169
(2) APPLICANT SAME
(2) ADDRESS _____
(2) TELEPHONE _____
USE OF EXISTING BUILDINGS RESIDENCE
DESCRIPTION OF WORK & INTENDED USE NEW HOME
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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures 35%
SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater
Side 15 on Side tract A & 10 on other side Parking Req'mt 2
Rear 25' from PL
Special Conditions _____
Maximum Height 32
CENSUS 1402 TRAFFIC 89 ANN# _____

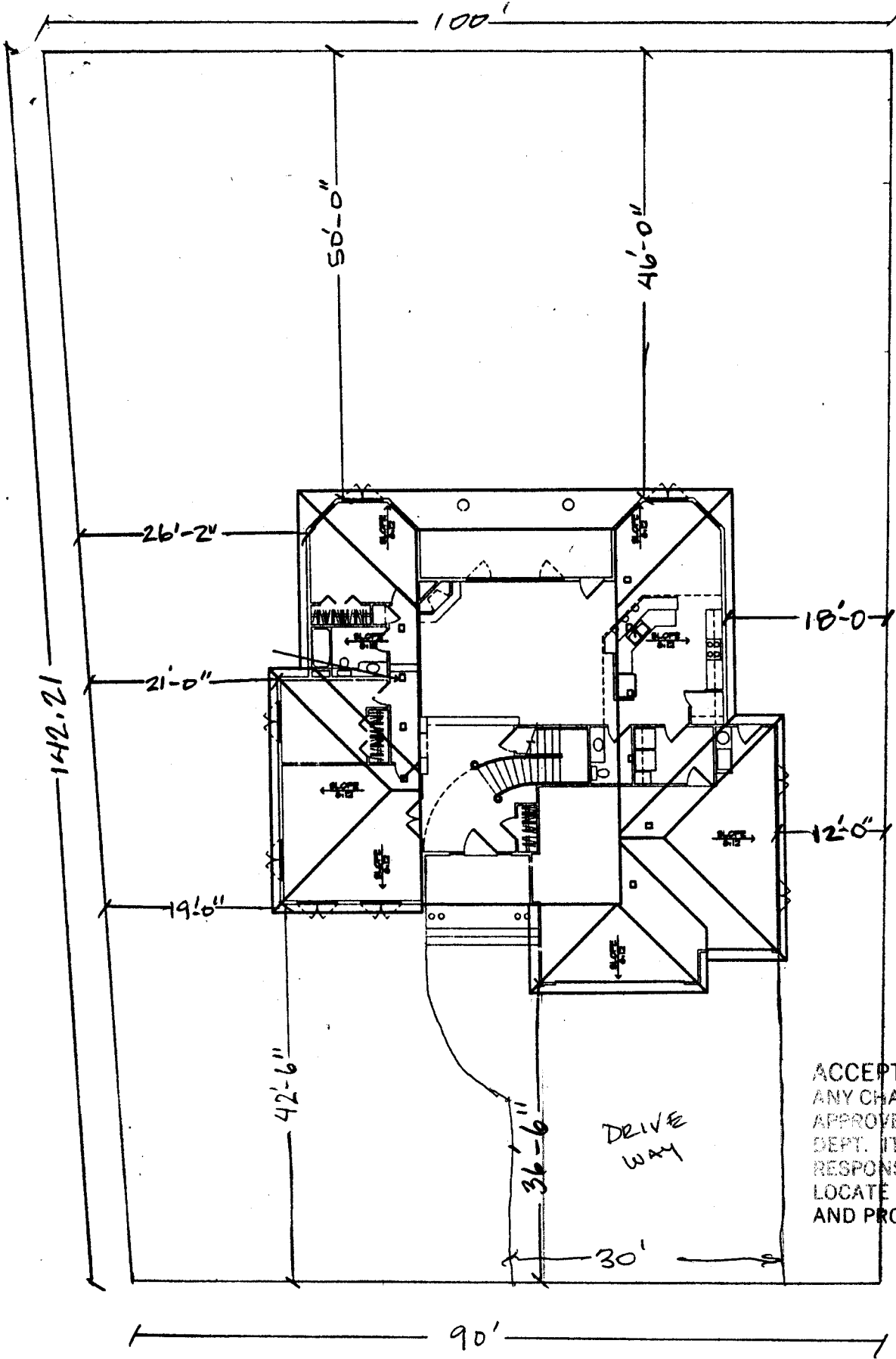
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Edward & Patricia Cherry Date April 26, 2001
Department Approval Cheryl Johnson Date 4/27/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13937</u>
Utility Accounting	<u>4/27/01</u> <u>[Signature]</u>	Date	<u>4/27/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



CHERRY RESIDENCE
675 ROUNDUP DRIVE

4/27/01
C. Jaye Wilson
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Roundup DRIVE

DRIVE OK
DAP
4/26/0