

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

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

BLDG PERMIT NO. 78556



Your Bridge to a Better Community

BLDG ADDRESS 676 Roundup Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2100
 TAX SCHEDULE NO. 2947-151-37-014 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Ind. Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2100
 FILING ce BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Acad 2000 USE OF EXISTING BUILDINGS Resident
 (1) ADDRESS PO Box 511 DESCRIPTION OF WORK & INTENDED USE Resident
 (1) TELEPHONE 434-7808 TYPE OF HOME PROPOSED:
 (2) APPLICANT _____ Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS _____ _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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' from PL Rear 25' from PL Parking Req'mt _____
101 on other side 32' side Special Conditions _____
 Maximum Height _____ 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 Williams Date 2-2-01
 Department Approval Mishi Aragon Date 2/6/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13703</u>
Utility Accounting	<u>McCole</u>	Date	<u>2/6/01</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)

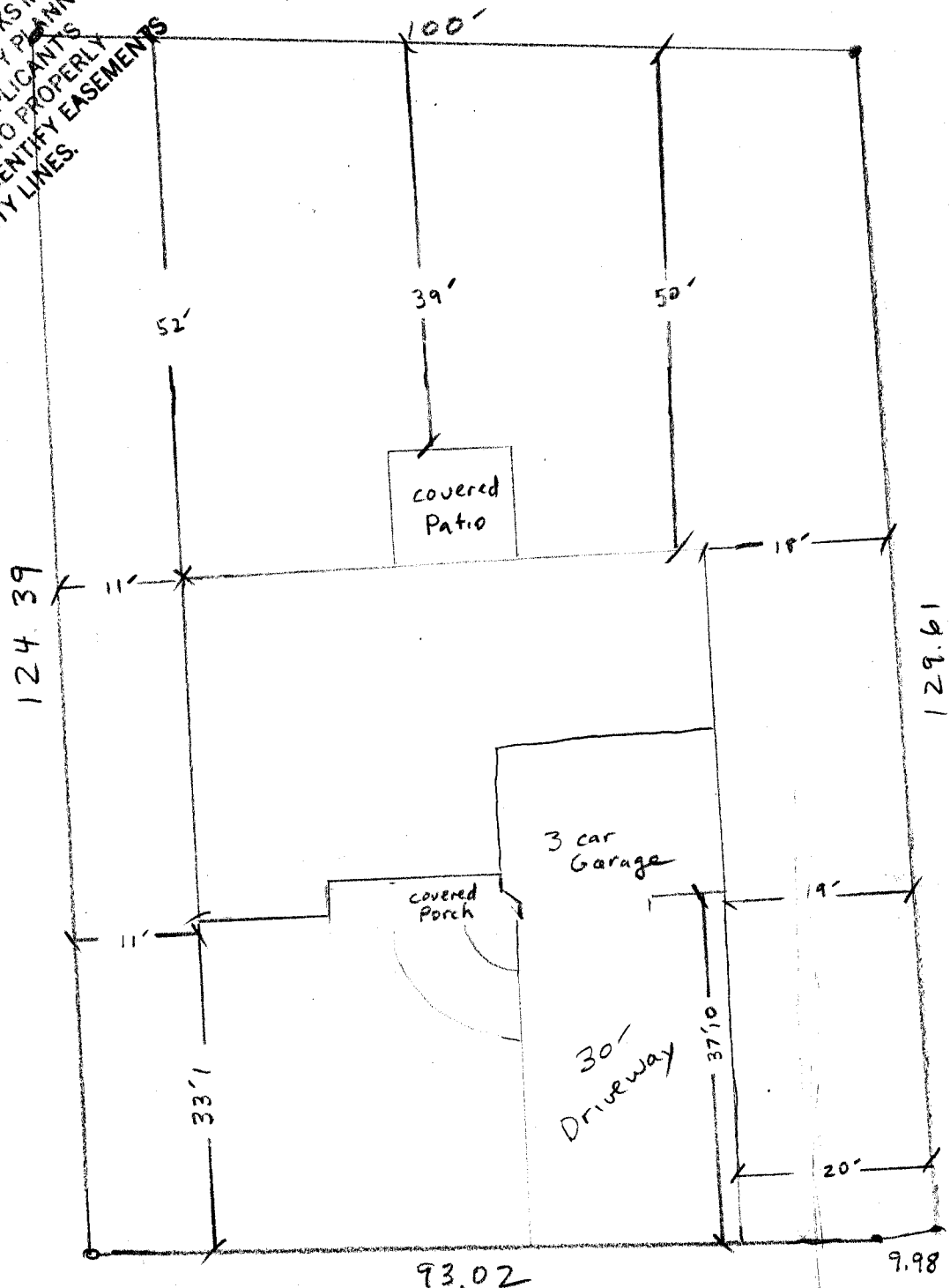
Independence Ranch Filing 6 Blk 2 Lot 1

(E)

Missi Dagon 2/12/01
 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.

(N)

(S)



min. setbacks

- N - 10'
- W - 25'
- S - 15'
- E - 25'

DRIVE OR
~~DR~~
 2/12/01

(W)

676

Round up Drive