

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 81691

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 678 ROUNDS UP DR TAX SCHEDULE NO. 2947-151-43-002
 SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000
 FILING 6 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Albert FISHER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 453 Stepping Stone NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
CLETON
 (1) TELEPHONE 970-256-4640 USE OF EXISTING BLDGS -
 (2) APPLICANT FISHER CONST. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 453 Stepping Stone Ct NEW HOME
CLETON
 (2) TELEPHONE 970-216-6868

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) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENSUS 1402 TRAFFIC 88 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 9/24/01
 Department Approval [Signature] Date 9-27-01

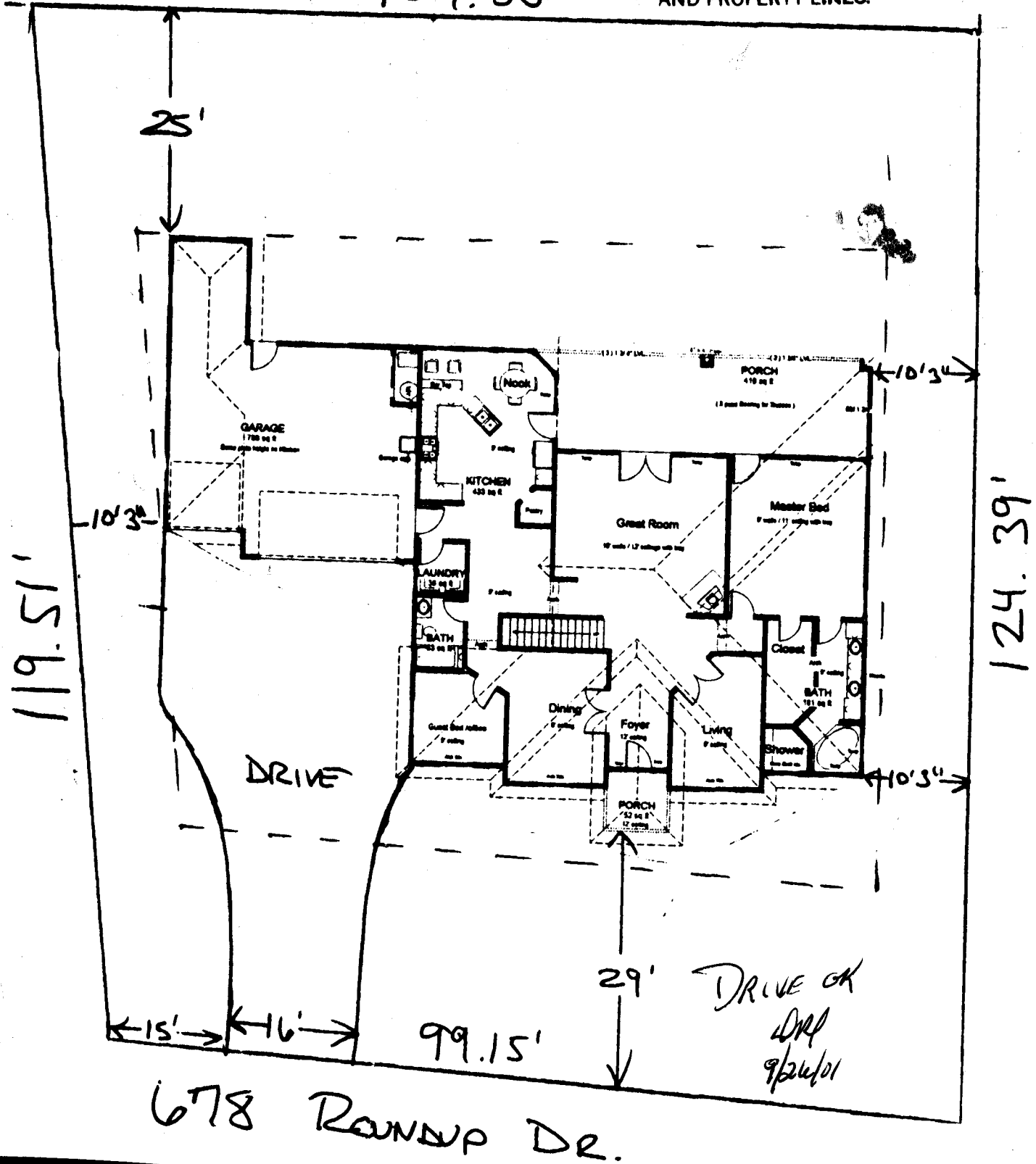
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 14274
 Utility Accounting [Signature] Date 9/27/01

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)

ACCEPTED *Gayle Anderson* 9-27-01
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.

104.00



678 ROUNDUP DR.