

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 79022



Your Bridge to a Better Community

BLDG ADDRESS 679 ROUNDUP SQ. FT. OF PROPOSED BLDGS/ADDITION 2400 A

TAX SCHEDULE NO. 2947-51-42-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION INDEPENDENCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 2400 A

FILING # 312 BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER TERRA ENTERPRISES USE OF EXISTING BUILDINGS _____

(1) ADDRESS 2633 EL CORONA DR. DESCRIPTION OF WORK & INTENDED USE RESIDENCE

(1) TELEPHONE 257-0536 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) APPLICANT MUSTANG BUILDERS

(2) ADDRESS 3658 G.7 Rd. Palisade

(2) TELEPHONE 464-4767 / 234-6448

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 45%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 1402 TRAFFIC 88 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 Dick Bagg for Mustang Builders Date 03-07-01

Department Approval Misha Wagon Date 3/8/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13791</u>
Utility Accounting	<u>Kelst</u>	Date	<u>3/8/01</u>

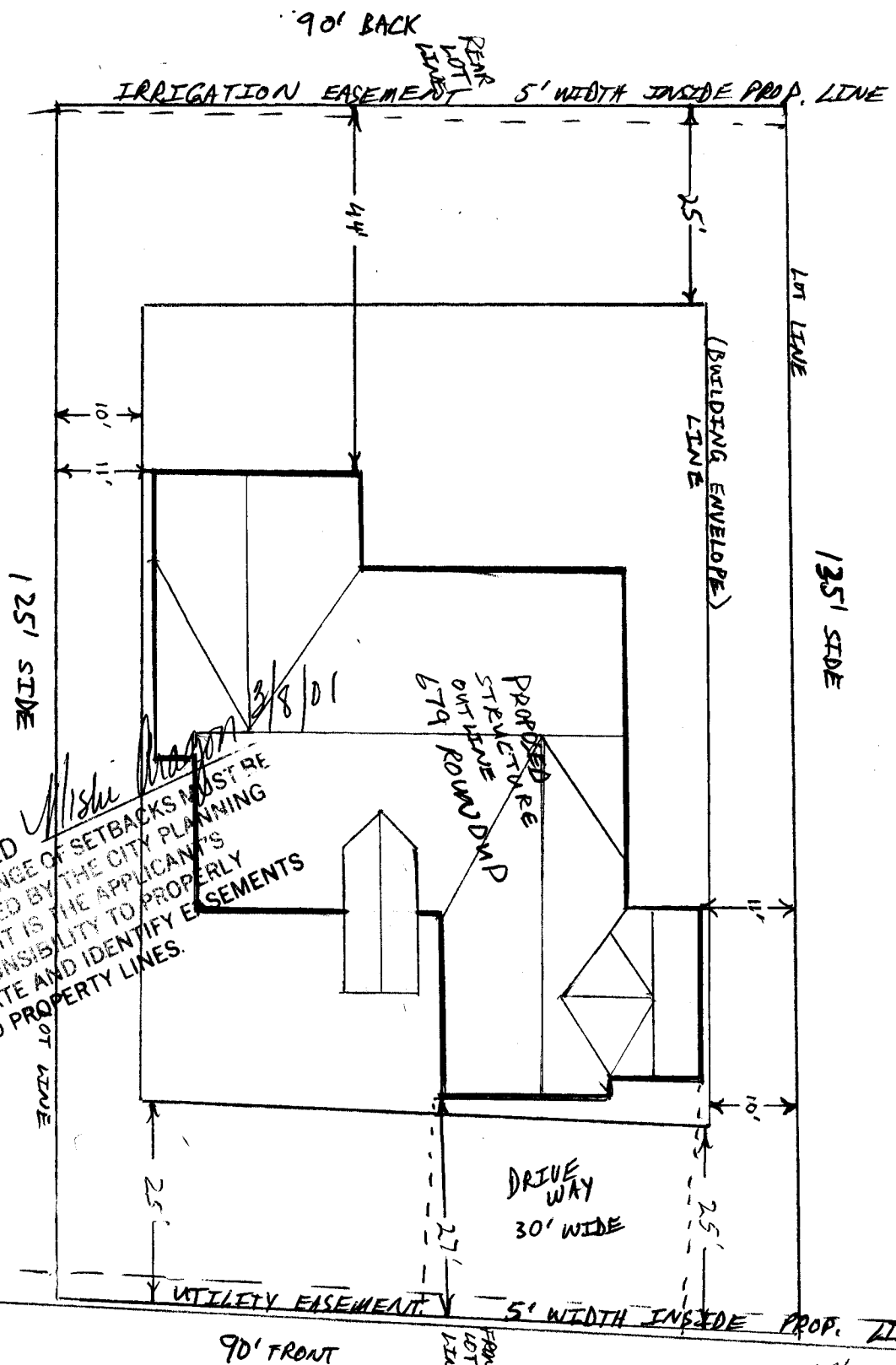
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

679 ROUNDUP DRIVE

FILE # 3 BLK # 1 LOT # 3

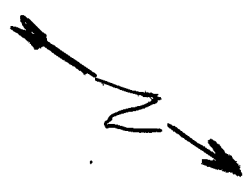
MUSTANG BUILDER
3688 G.T. RD.
PARISADE, CO. 81526
#464-4767 #234-6448



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.

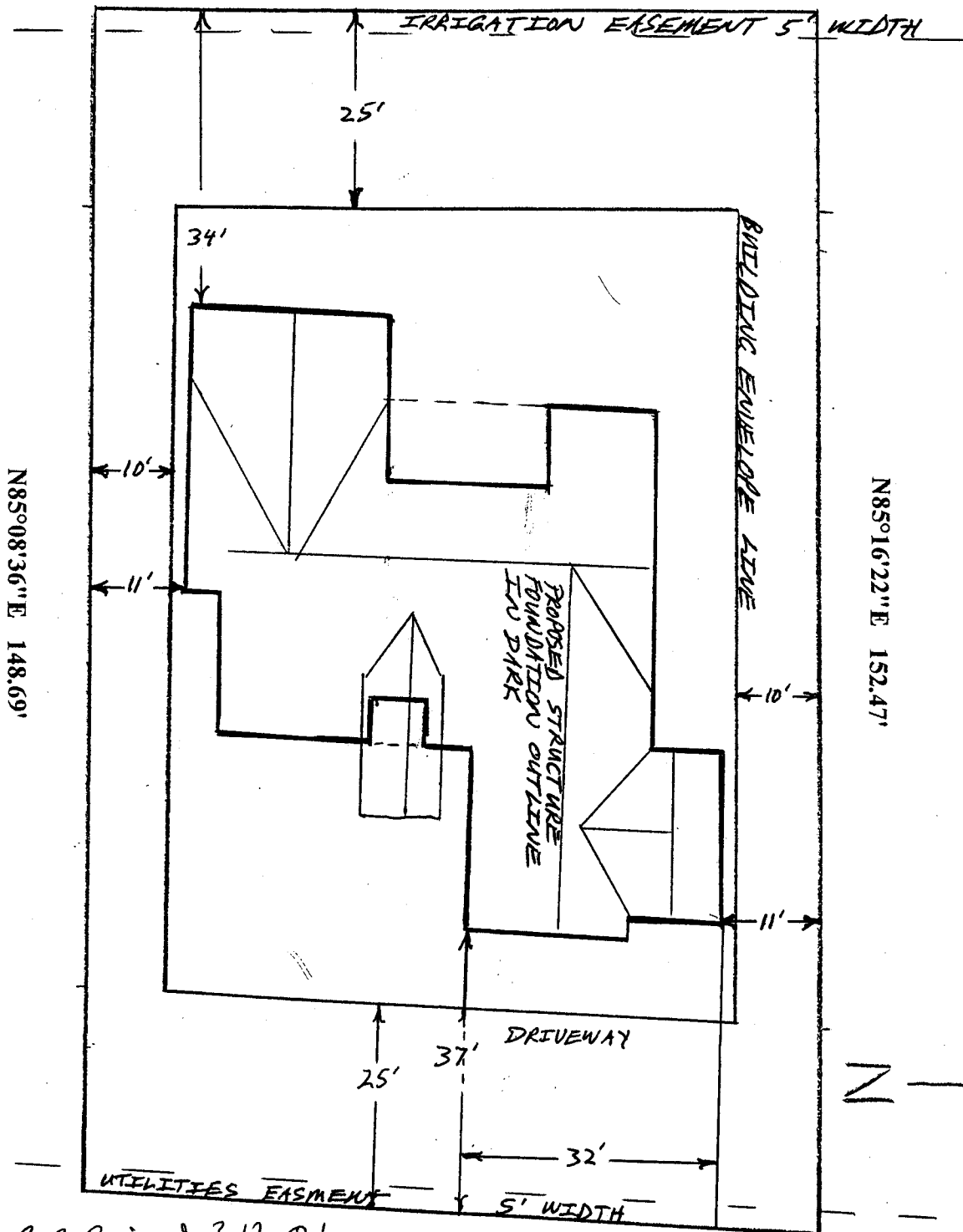
ROUNDUP DRIVE

TO RIVE OR
ORP
3/8/01



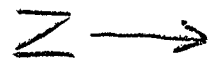
N00°51'57"E 90'

679 ROUNDUP DR.
FILING #6 BLK #1 LOT #3



N85°08'36"E 148.69'

N85°16'22"E 152.47'



ACCEPTED *POB* Revised 3-12-01
90'

ROUNDUP DRIVE

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