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| FEE \$ <u>10.00</u> |
| TCP \$ |
| SIF \$ |

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 676 Roundup Dr.
 TAX SCHEDULE NO. 2947-151-43-001
 SUBDIVISION Independent Ranches
 FILING 6 BLK 2 LOT 1
 (1) OWNER Craig Marsh
 (1) ADDRESS Same
 (1) TELEPHONE 241-4491
 (2) APPLICANT Same
 (2) ADDRESS Same
 (2) TELEPHONE Same

SQ. FT. OF PROPOSED BLDGS/ADDITION 80
 SQ. FT. OF EXISTING BLDGS 2100
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2180
 NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 USE OF EXISTING BUILDINGS Living Quarters
 DESCRIPTION OF WORK & INTENDED USE Storage shed.
 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
 SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 35%
 Permanent Foundation Required: YES _____ NO _____
 Parking Req'mt _____
 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 [Signature] Date 9/25/07
 Department Approval [Signature] Date 9-24-01

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|--|---------------------|--|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | <input checked="" type="checkbox"/> NO | W/O No. <u>no change</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>9/24/01</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)

