

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

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

BLDG PERMIT NO. 83626



Your Bridge to a Better Community

BLDG ADDRESS 681 Roundup GJ SQ. FT. OF PROPOSED BLDGS/ADDITION 2160  
 TAX SCHEDULE NO. 2947-151-47-001 SQ. FT. OF EXISTING BLDGS NA  
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2160  
 FILING 7 BLK 1 LOT 1 NO. OF DWELLING UNITS:  
 Before: NA After: 1 this Construction  
 (1) OWNER Lynthia Edwards NO. OF BUILDINGS ON PARCEL  
 Before: NA After: 1 this Construction  
 (1) ADDRESS 241 Red Rim GJCO USE OF EXISTING BUILDINGS NA  
 (1) TELEPHONE 970-241-3995 DESCRIPTION OF WORK & INTENDED USE Residential  
 (2) APPLICANT same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ 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  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL, Rear 20' from PL Parking Req'mt 2  
 Maximum Height 32 Special Conditions \_\_\_\_\_  
 CENSUS 1402 TRAFFIC 88 ANNEX# \_\_\_\_\_

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 Lynthia Edwards Date Mar 6, 2002  
 Department Approval B.C. Terry Date 3/11/02

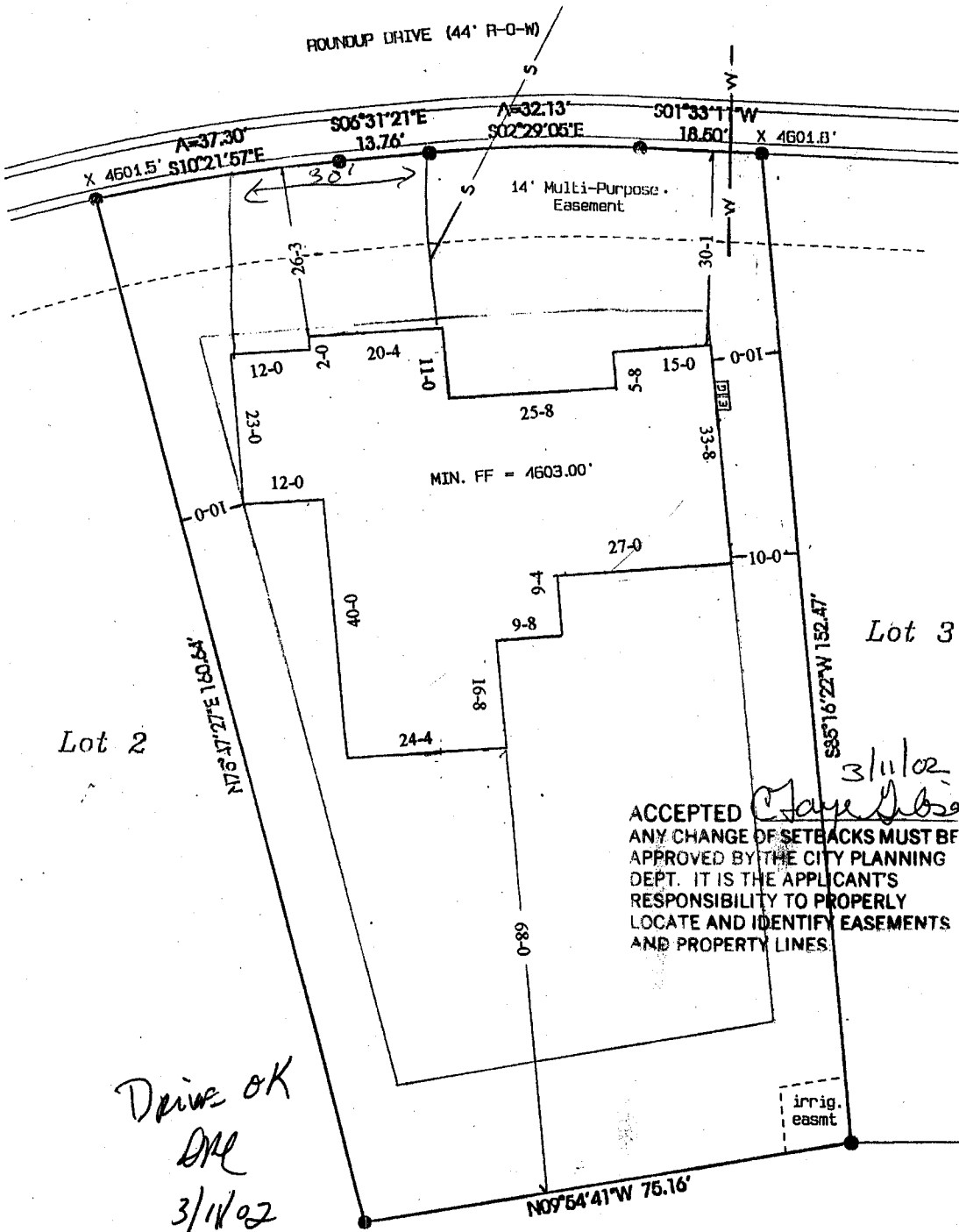
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>14644</u>
Utility Accounting	<u>John Pomeroy</u>		Date <u>3-11-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

# SITE PLAN

INDEPENDENCE RANCH SUBDIVISION FILING 7  
Block 1 Lot 1



Lot 2

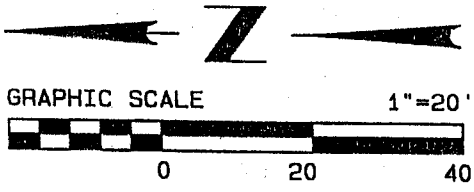
Lot 3

Drive OK  
DME  
3/11/02

3/11/02  
*Jane Gibson*

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.

irrig. easmt



<b>THOMPSON-LANGFORD CORPORATION</b>		(970) 243-6067
529 25 1/2 ROAD - # B-210		Grand Junction CO 81505
Plot Date: Feb 28, 2002	Drawn: kat	Sheet 1 of 1
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