

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

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

BLDG PERMIT NO. 83910



Your Bridge to a Better Community

BLDG ADDRESS 683 Roundup Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,481 S.F.
 TAX SCHEDULE NO. 2947-151-44-006 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2,481 S.F.
 FILING 7 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 Stone Creek Homes, INC.
 (1) ADDRESS 676 Independence Valley Dr. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 257-1676 DESCRIPTION OF WORK & INTENDED USE New Home Construction residential
 (2) APPLICANT Stone Creek Homes, INC. TYPE OF HOME PROPOSED:
 (2) ADDRESS 676 Independence Valley Dr. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 257-1676 _____ 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 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 Parking Req'mt 2
 Side 10' from PL, Rear 20' from PL Special Conditions _____
 Maximum Height 32' 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).

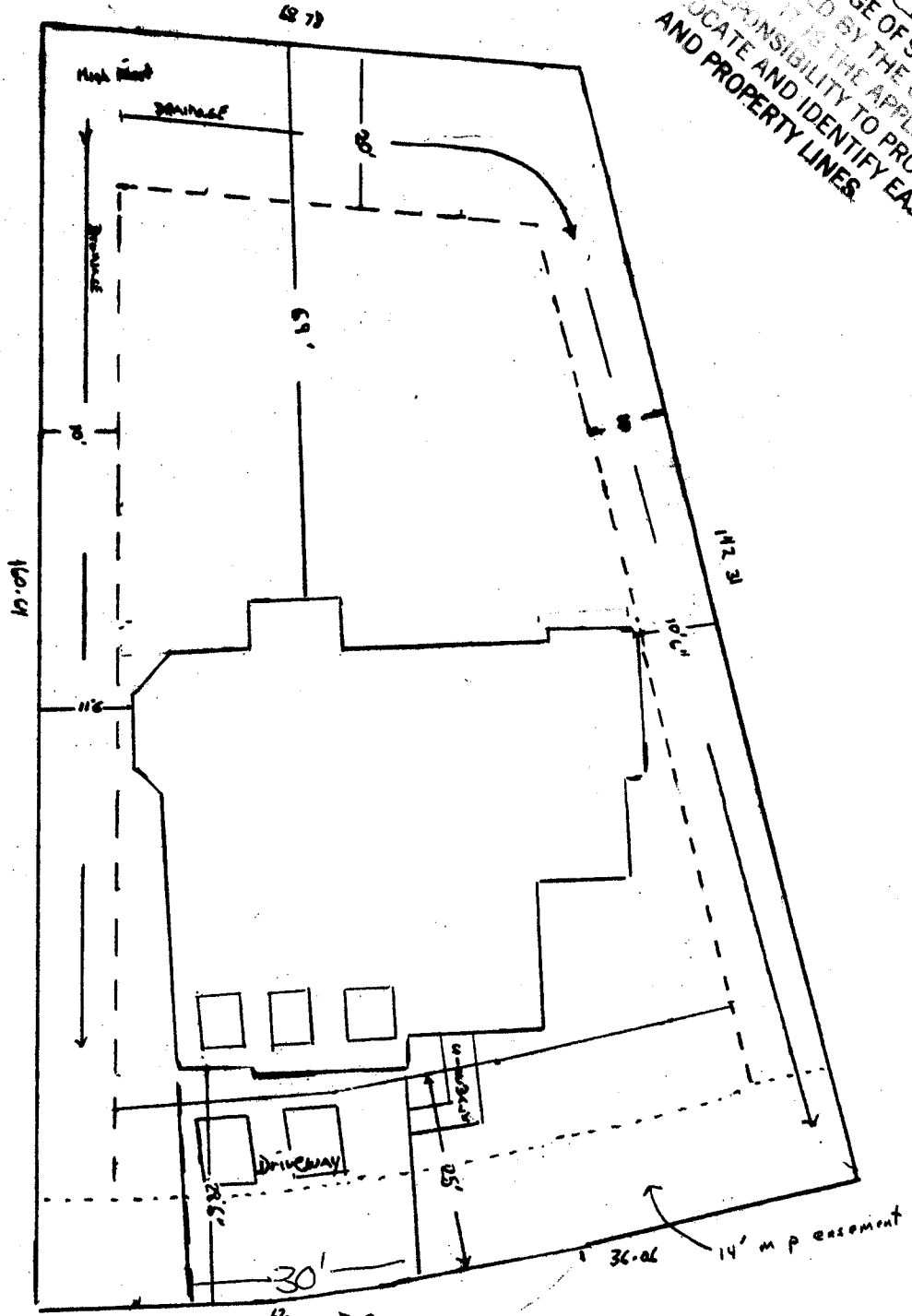
Applicant Signature Karen J White Proc. Date 4/1/02
 Department Approval Ab. C. Faye Rosen Date 4/4/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14715</u>
Utility Accounting	<u>u. Bensley</u>	Date	<u>4/4/02</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)

ACCEPTED *4/14/02*
Clare D. Boren
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



683 Roundup Dr.

683 Roundup Dr. BLK1 ET2 F17 -309AC

DRIVE OK
and
 4/14/02