

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

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

BLDG PERMIT NO. 85241



Your Bridge to a Better Community

BLDG ADDRESS <u>691 Roundup Dr.</u>	SQ. FT. OF PROPOSED BLDGS/ADDITION <u>3107</u>
TAX SCHEDULE NO. <u>2947-152-49-001</u>	SQ. FT. OF EXISTING BLDGS <u>N/A</u>
SUBDIVISION <u>Independence Ranch</u>	TOTAL SQ. FT. OF EXISTING & PROPOSED <u>N/A</u>
FILING <u>7</u> BLK <u>4</u> LOT <u>1</u>	NO. OF DWELLING UNITS: Before: <u>0</u> After: <u>1</u> this Construction
(1) OWNER <u>Grand View Blörs.</u>	NO. OF BUILDINGS ON PARCEL Before: <u>0</u> After: <u>1</u> this Construction
(1) ADDRESS <u>2398 U-50 Rd. Cedaredge</u>	USE OF EXISTING BUILDINGS <u>N/A</u>
(1) TELEPHONE <u>261-4050</u>	DESCRIPTION OF WORK & INTENDED USE <u>New Residence</u>
(2) APPLICANT <u>Kerry Hanke</u>	TYPE OF HOME PROPOSED: <input checked="" type="checkbox"/> Site Built <input type="checkbox"/> Manufactured Home (UBC) <input type="checkbox"/> Manufactured Home (HUD) <input type="checkbox"/> Other (please specify) _____
(2) ADDRESS <u>2519 Falls View Cir. G.J.</u>	
(2) TELEPHONE <u>256-1738</u>	

**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 <u>PD</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>25'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>10'</u> from PL, Rear <u>20'</u> from PL	Parking Req'mt <u>2</u>
Maximum Height <u>32'</u>	Special Conditions _____
	CENSUS <u>1402</u> TRAFFIC <u>88</u> ANNX# _____

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 <u>Kerry Hanke</u>	Date <u>6-25-02</u>
Department Approval <u>C. Gayer Johnson</u>	Date <u>6/27/02</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15050</u>
Utility Accounting <u>(Bensley)</u>	Date <u>6/27/02</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)

INDEPENDENCE RANCH

FILING 7

BLOCK 4

LOT 1

ROUNDUP

Drawing is to SCALE

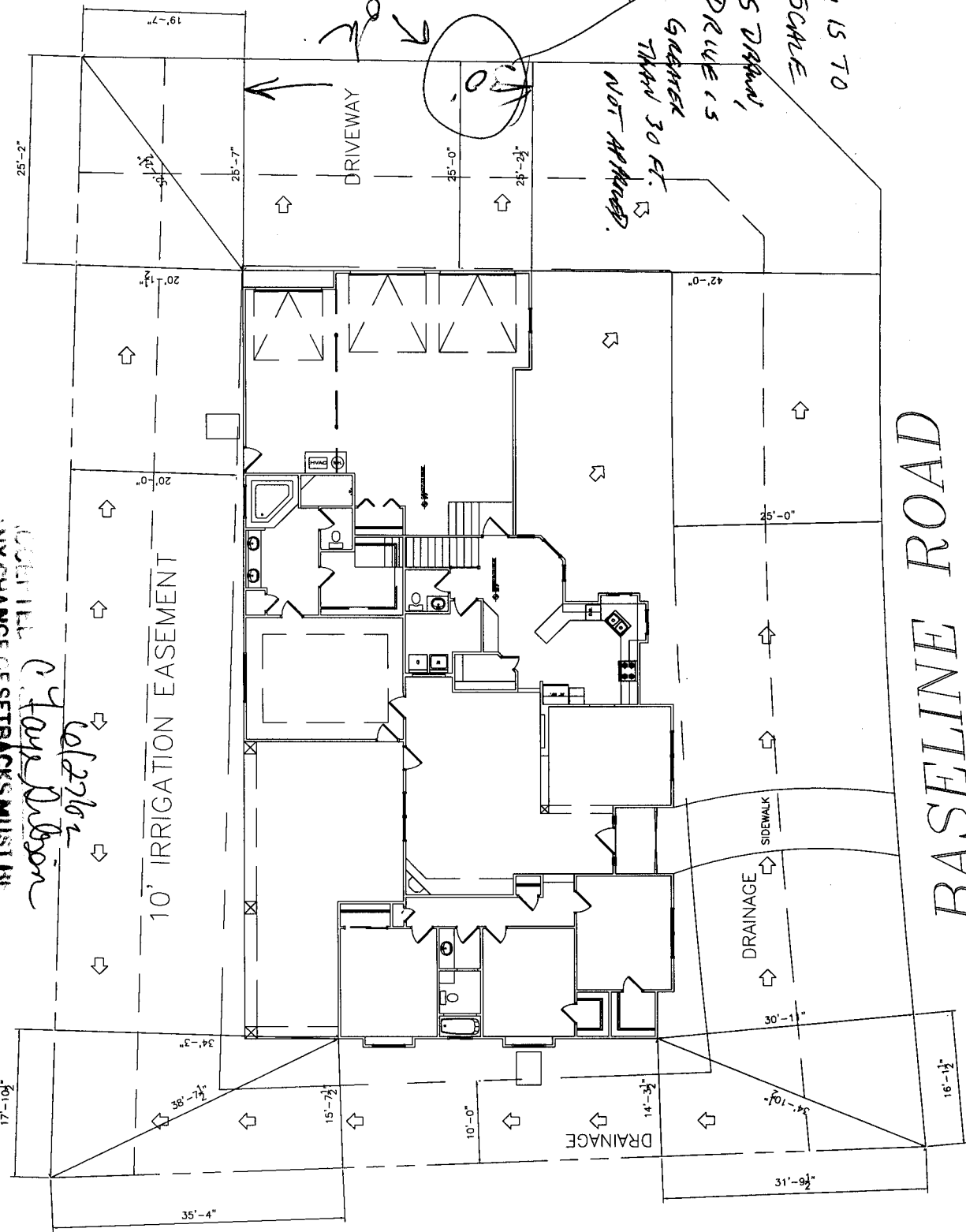
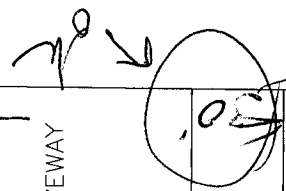
AS DRAWN,

DRIVE IS

GREATER

THAN 30 FT.

NOT APPLICABLE.



BASILINE ROAD

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

*Cheryl Johnson*  
10/27/02