

FEE \$ <u>10.00</u>
TCP \$ <u>0</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 43532



Your Bridge to a Better Community

BLDG ADDRESS 692 Round up SQ. FT. OF PROPOSED BLDGS/ADDITION 2845

TAX SCHEDULE NO. 2447-151-46-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Independence Ranch #7 TOTAL SQ. FT. OF EXISTING & PROPOSED 2845

FILING 7 BLK 3 LOT 1

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Shawn & Jennifer Marsh NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 513 B Amys way 81504 USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 254 1448

(2) APPLICANT owner DESCRIPTION OF WORK & INTENDED USE new Residence

(2) ADDRESS _____ TYPE OF HOME PROPOSED: **PATD**

(2) TELEPHONE _____ Site Built _____ Manufactured Home (IRC) **NA**
 _____ Manufactured Home (HUD) _____
 _____ Other (please specify) TB

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 3590

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 20' 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).

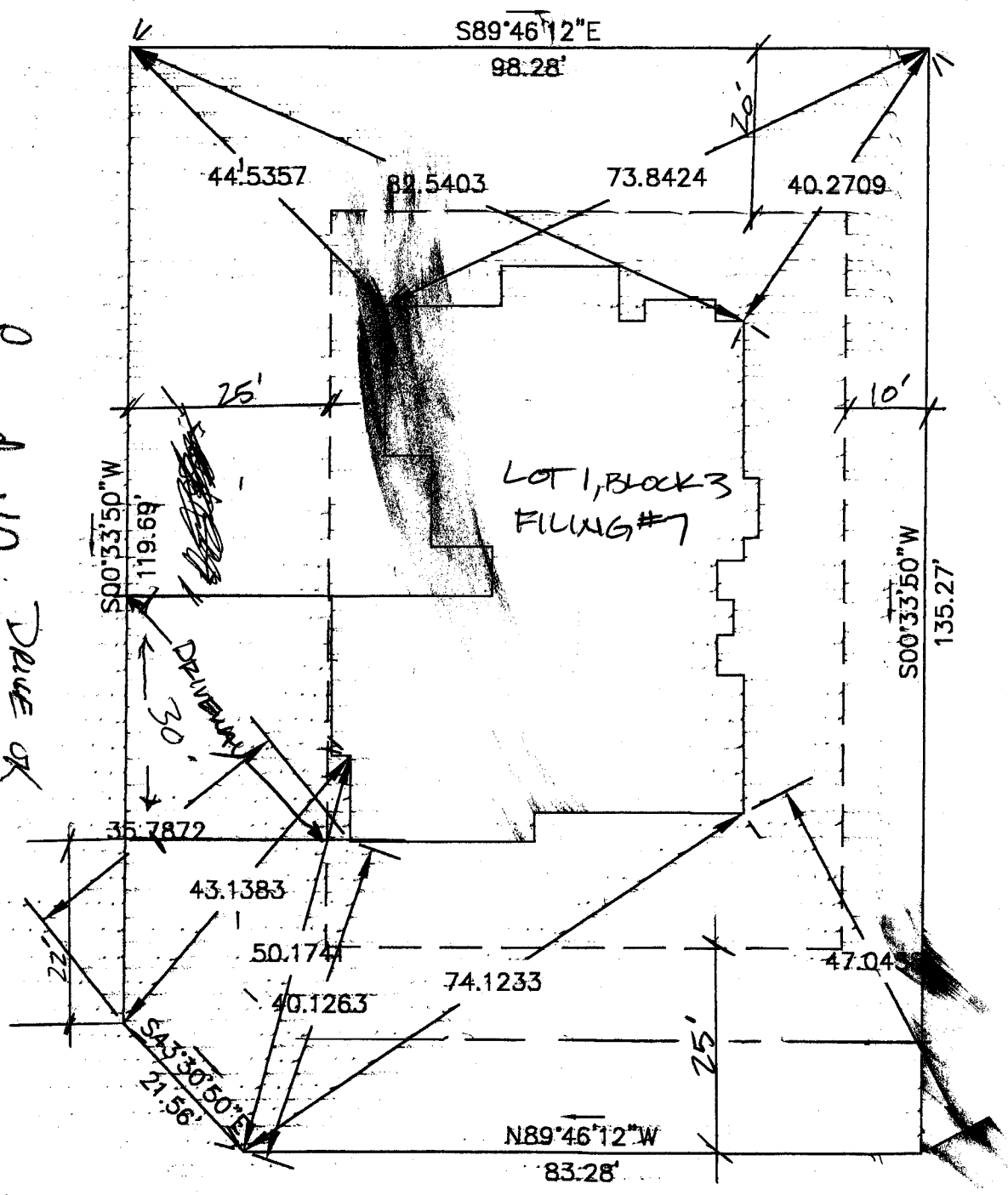
Applicant Signature Shawn Marsh Date 3/05/02

Department Approval Bit C. Faye Gibson Date 3/11/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14648</u>
Utility Accounting	<u>T. Bensley</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)



3/11/02
 Round up
 Drive OK

Base Line Rd

3/11/02
 ACCEPTED *Jaye Dixon*
 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