

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

30104-22424 @

BLDG ADDRESS 673 Independence Ranch Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 400

TAX SCHEDULE NO. 2947-152-29-003 SQ. FT. OF EXISTING BLDGS 2800

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 3200

FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Matt Anderegg NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 673 Independence Ranch Rd USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 243-9772 DESCRIPTION OF WORK & INTENDED USE Family Rm Addition

(2) APPLICANT Jim Mullis TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) Addition

(2) ADDRESS 2508 Mudgett

(2) TELEPHONE 243-5184

**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 RP Maximum coverage of lot by structures 6000 sq ft

SETBACKS: Front 25' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 10' from PL, Rear 20' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Jim Mullis Date 11-18-03

Department Approval C. Faye Hall Date 11/18/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>00</u> by <u>UC</u>
Utility Accounting	<u>Marshall Co</u>		Date <u>11/18/03</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)