

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

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

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



Your Bridge to a Better Community

BLDG ADDRESS 685 Roundup SQ. FT. OF PROPOSED BLDGS/ADDITION 3365  
 TAX SCHEDULE NO. 2947-151-47-003 SQ. FT. OF EXISTING BLDGS 6  
 SUBDIVISION Indegee Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 3365  
 FILING 7 BLK 1 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Verner Johnson, Sey Vey NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 382 Ridgeway Drive  
Grand Jet, CO 81801 USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 263-4062 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT Ross Truitt, Ridgeley  
+ owner, partner TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2296 N. Arriba Cir  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
Grand Jet, CO 81803 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 250-9982 \_\_\_\_\_ 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 A 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 [Signature] Date 3/23/04  
 Department Approval NA Gayle Henderson Date 3-23-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>111247</u>
Utility Accounting <u>Vate Elsbury</u>	Date <u>3/23/04</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)

SITE PLAN  
685 Roundup Drive  
Grand Jct, W 81503

3-23-04 Gaylen Henderson  
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.

