

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

# PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)

**Community Development Department**

77028-39781

Building Address 683 Roundup Dr.  
 Parcel No. 2947-151-47-002  
 Subdivision Independence Ranch  
 Filing 7 Block 1 Lot 2

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2481 Sq. Ft. Proposed 2077  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Craig J. and Carrie L. Meis  
 Address 683 Roundup Dr.  
 City / State / Zip Grand Jct, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Conquest Construction  
 Address 1111 S. 12th Street  
 City / State / Zip Grand Jct, CO 81501  
 Telephone (970) 243-1242

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Basement Finish

NOTES: Personal Use only  
all room bedroom

**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)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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).

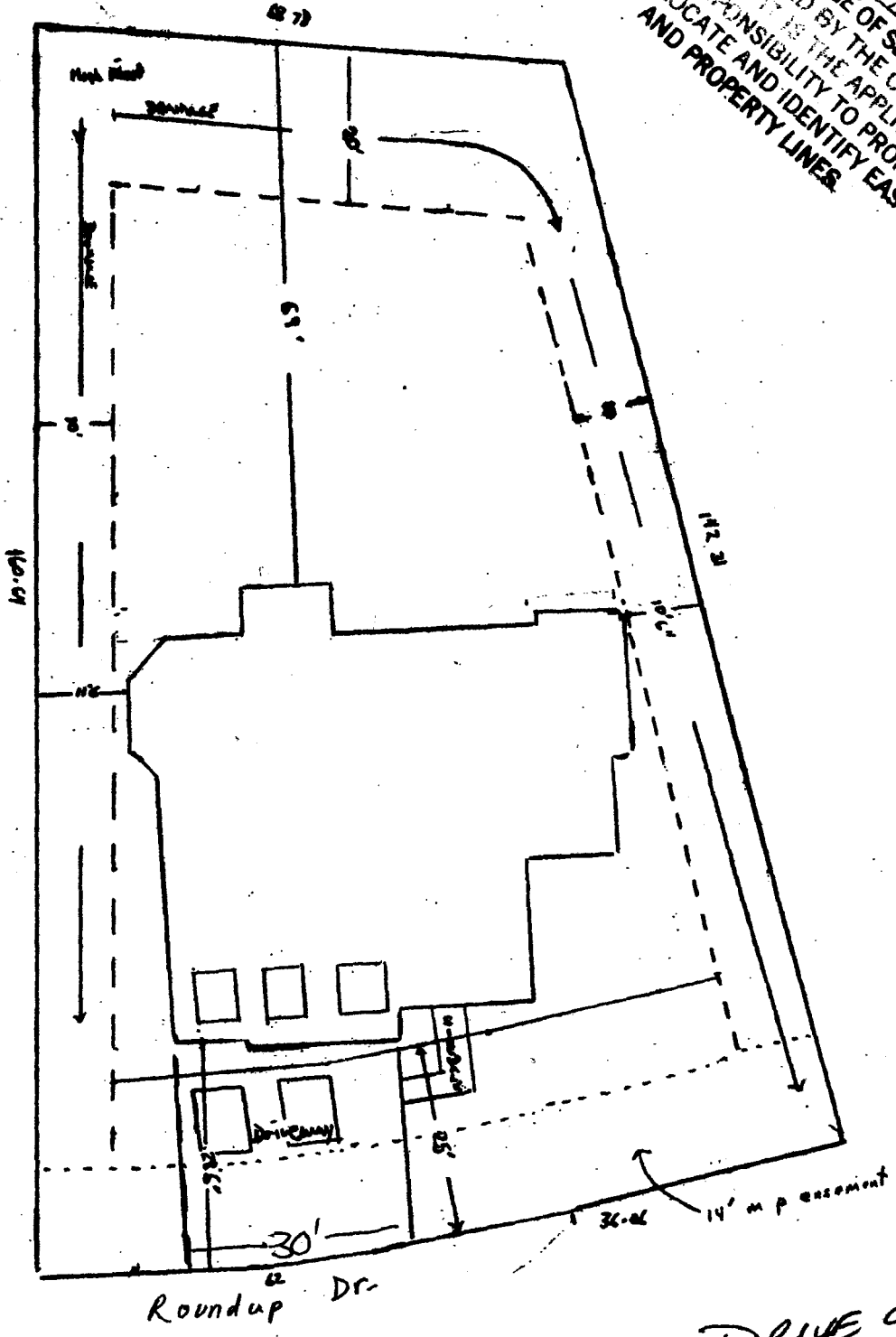
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature James C. Meis Date June 27 - 05  
 Department Approval Gayleen Henderson Date 6-27-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Change</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/28/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *4/14/02*  
 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



6-27-05  
 ACCEPTED *Gayle Henderson*  
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 AND PROPERTY LINES.

683 Roundup Dr. BLK1 ET2 617 .39ac

DRIVE OK  
*owl*  
 4/14/02