

FEE \$	10 ⁰⁰
TCP \$	1639.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 696 Round Up Drive No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2697-354-15-011 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 4832
 Subdivision Independence Ranch Sq. Ft. of Lot / Parcel 13774
 Filing 12 Block 2 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4711
 Height of Proposed Structure 21ft 6in

OWNER INFORMATION:

Name Leonard W Page
 Address 708 Willow Creek Rd
 City / State / Zip Grand Jet CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Leonard W Page
 Address 708 Willow Creek Rd
 City / State / Zip Grand Jet CO 81505
 Telephone 970-250-6713

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 10' from PL Rear 20 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District A Driveway Location Approval [Signature]
 (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 [Signature] Date 7-12-06

Department Approval [Signature] Date 7/18/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19319.

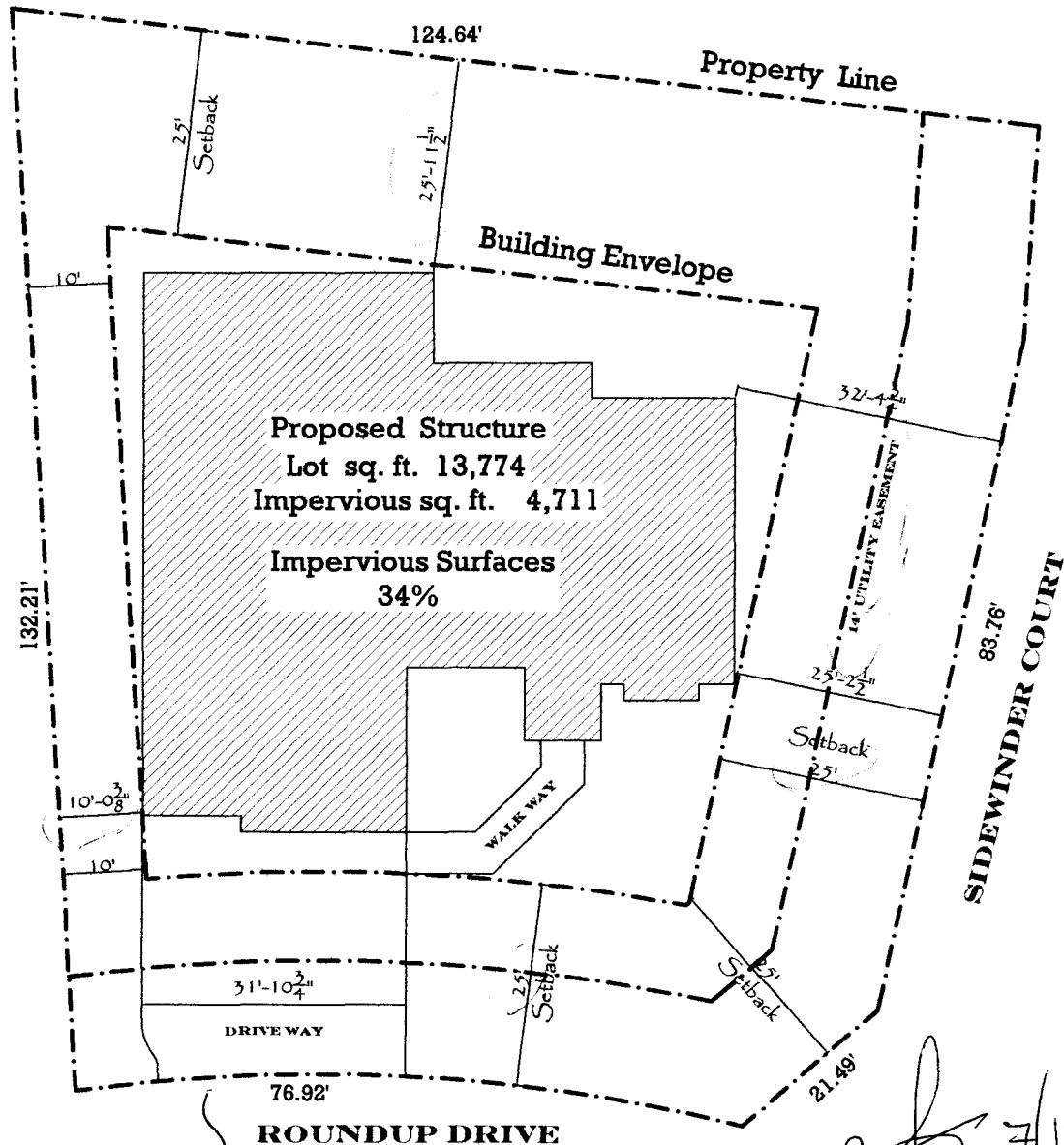
Utility Accounting Kate Celsberry Date 7/18/06

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)

INDEPENDENCE RANCH

LOT 11 / BLOCK 2 / FILING 12

696 ROUNDUP DRIVE



driven ok
u
7/17/04

ACCEPTED *[Signature]* 7/18/04
 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.