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

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

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 4273 Sq. Ft. Proposed 886  
 Sq. Ft. of Lot / Parcel 30 Acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 7000  
 Height of Proposed Structure Ø

**OWNER INFORMATION:**

Name Craig & Carrie 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): 20' x 44' inground pool

**APPLICANT INFORMATION:**

Name Watermark Spas & Pools  
 Address 2491 Hwy 6750  
 City / State / Zip GJ CO 81505  
 Telephone 241-4133

\*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 <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 _____ NO _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>PAID</u>
Voting District _____	<u>APR 29 2008</u>
Driveway Location Approval _____ (Engineer's Initials)	<u>CB</u>

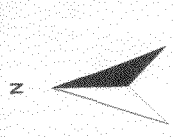
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

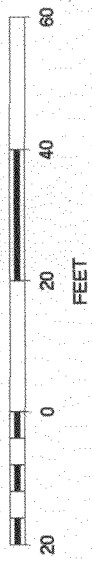
Applicant Signature [Signature] Date 4/29/08  
 Department Approval [Signature] Date 4/29/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>4/29/08</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)



SCALE 1 : 341



**ACCEPTED**  
ANY CHANGE OF CONTRACTORS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.