

FEE \$	10-
TCP \$	1589-
SIF \$	460-

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

BLDG PERMIT NO. _____

Building Address 715 Roundup Dr.
 Parcel No. 2697-354-18-001
 Subdivision Independence Ranch
 Filing 13 Block 3 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 14904
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 6404
 Height of Proposed Structure 24' 4"

OWNER INFORMATION:

Name Diluz LLC
 Address 2390 I ROAD
 City / State / Zip GRAND JCT, CO. 81505

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

APPLICANT INFORMATION:

Name C P HOMES
 Address 1840 N. 12TH ST #A
 City / State / Zip GRAND JCT, CO. 81501
 Telephone 216-2112

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

NOTES: not in flood plain

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 _____		
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
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 <u>A</u>	Driveway Location Approval <u>PD</u> (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 1-3-08
 Department Approval PD Gayleen Henderson Date 1/7/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20838</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/7/08</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)

