

|                               |
|-------------------------------|
| FEE \$ <u>10<sup>00</sup></u> |
| TCP \$                        |
| SIF \$                        |

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

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

Building Address 709 Roundup Dr  
 Parcel No. 2697 354 17 001  
 Subdivision Independence Ranch  
 Filing 13 Block 2 Lot 1

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2701 Sq. Ft. Proposed 392  
 Sq. Ft. of Lot / Parcel 12196.8  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Ed & Gloria Cox  
 Address 709 Roundup Dr  
 City / State / Zip Grand Junction 81507

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 14x28 inground pool

**APPLICANT INFORMATION:**

Name Watermark Spas & Pools  
 Address 2491 Hwy 6c 50  
 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 7/8</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 1/3</u> from PL Rear <u>20 1/3</u> from PL                  | Parking Requirement <u>✓</u>   |  |  |
| Maximum Height of Structure(s) <u>32'</u>                              | Special Conditions _____   |  |  |
| Voting District _____  | Driveway Location Approval _____<br>(Engineer's Initials)  |  |  |

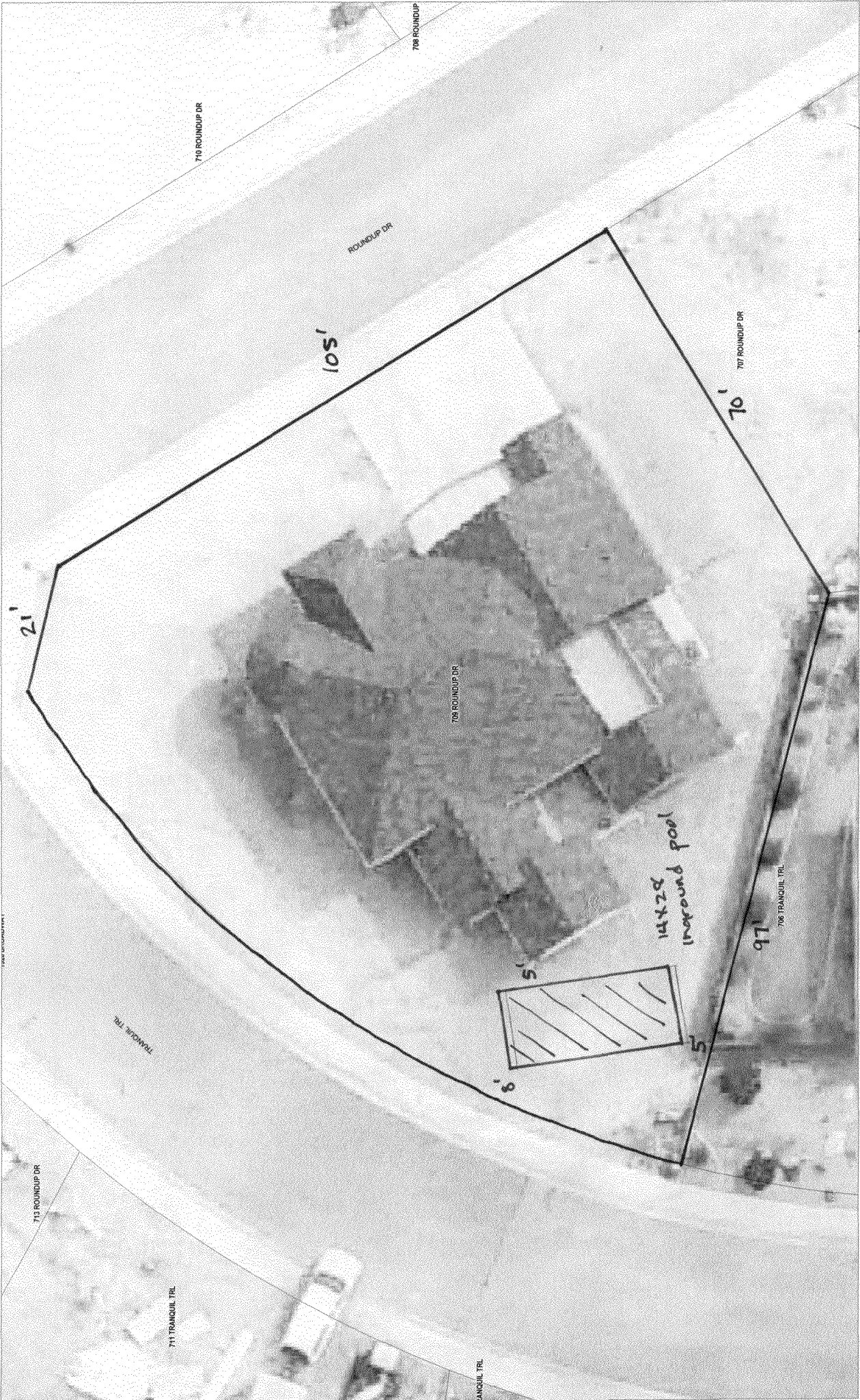
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 \_\_\_\_\_  
 Department Approval Wendy Spurr Date 7/8/09

|  |                    |  |                       |
|--|--------------------|--|-----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                | NO <input checked="" type="checkbox"/> | W/O No. <u>no dyn</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>7/8/09</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)



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

SCALE 1 : 257

