FEE $	10.00
TCP $	2554.00
SIF $	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

Building Address 713 Roundup DR

Parcel No. 2697-354-18-002

Subdivision Independence Ranch Filing B

Filing 13 Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3500

Sq. Ft. of Lot / Parcel 14,150 sq ft

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3800

Height of Proposed Structure 22'

OWNER INFORMATION:

Name Ashley

Address 2055 Sidewinder Ct

City / State / Zip GRAND Jct. Co 81507

APPLICANT INFORMATION:

Name John Bennett

Address 325 S. Redlands RD

City / State / Zip GRAND Jct, Co 81507

Telephone 234-0808

DESCRIPTION OF WORK & INTENDED USE:

- [x] New Single Family Home (*check type below)
- [ ] Interior Remodel
- [ ] Addition
- [ ] Other (please specify):

*TYPE OF HOME PROPOSED:

- [x] Site Built
- [ ] Manufactured Home (UBC)
- [ ] Manufactured Home (HUD)
- [ ] Other (please specify):

NOTES: ~~CO required on garage, shed, house all side structure contractor to assure complaint with CO Ht. Zone for bldg. code~~

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 PLANNING STAFF ~~[illegible]~~

ZONE PD

SETBACKS: Front 25 from property line (PL)

Side 10 from PL Rear 20 from PL

Maximum Height of Structure(s) 32

Voting District A

Driveway Location Approval PD (Engineer's Initials)

Maximum coverage of lot by structures

Permanent Foundation Required: YES X NO

Floodplain Certificate Required: YES NO X

Parking Requirement 2

Special Conditions ~~see "note" above~~

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

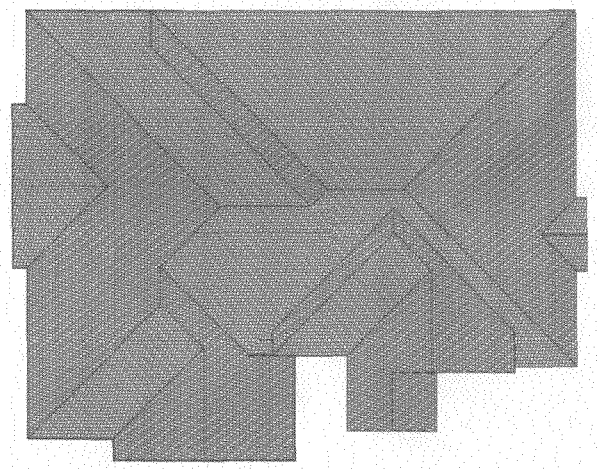
Applicant Signature [signature] Date 9-24-09

Planning Approval PD Lyle Regles Date 9/25/09

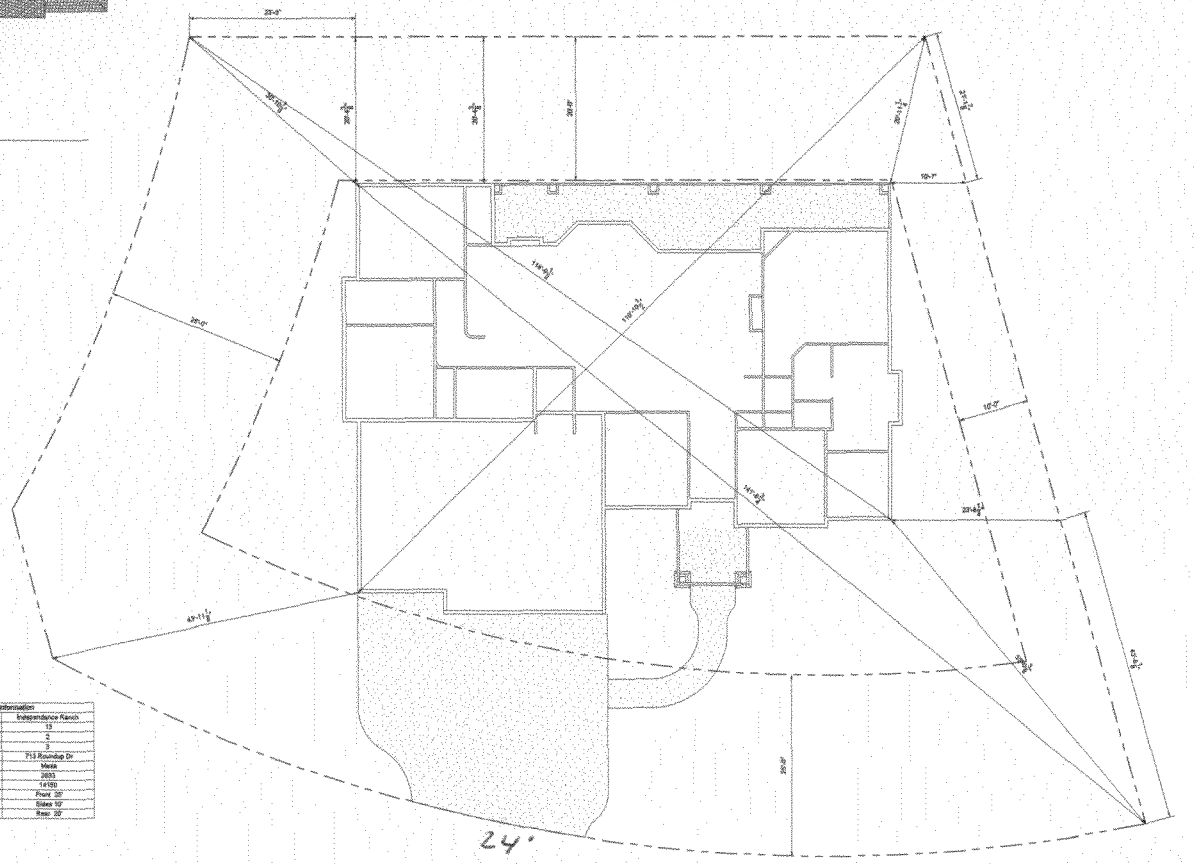
Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. 13212
Utility Accounting [signature]		Date 10/14/09	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)

(White: Planning) ***(Yellow: Customer)*** ***(Pink: Building Department)*** ***(Goldenrod: Utility Accounting)***



② Roof Plan
1/8" = 1'-0"



Site Plan Information	
Subdivision Name	Independance Ranch
Filing Number	13
Lot Number	2
Block Number	3
Street Address	713 Roundup Dr
County	Mesa
Living Sq Ft	2693
Lot Size	14150
Setbacks Used	Front 20' Sides 10' Rear 20'

① Site
1/8" = 1'-0"

N

Atchley Residence
713 Roundup Drive
Lot 2 Block 3 Filing 13
Grand Junction CO

No.	Description	Date

Canyon Vista Custom Homes

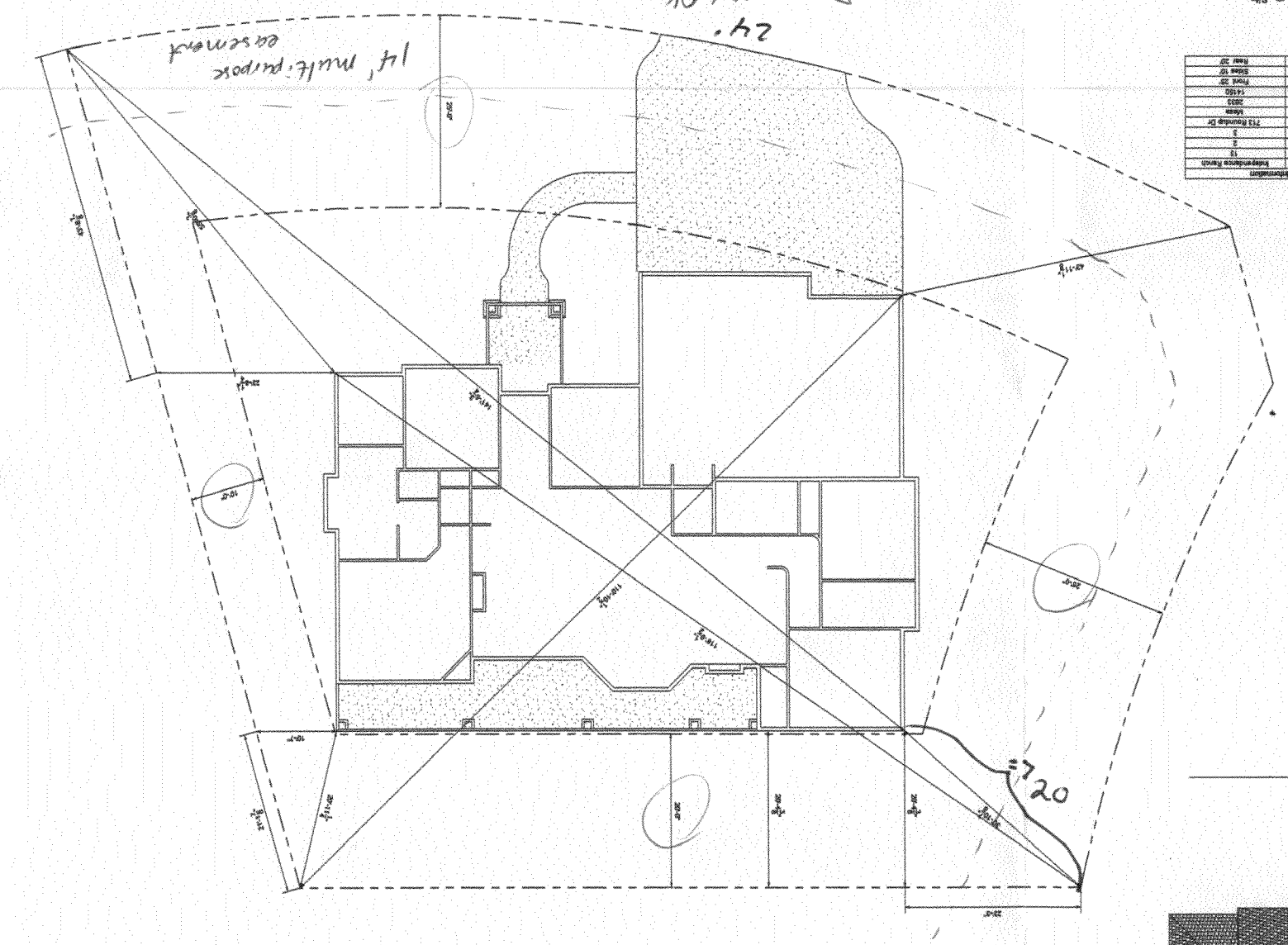
Site

Project number	Rev-8
Date	09/14/09
Drawn by	JFL

C-1

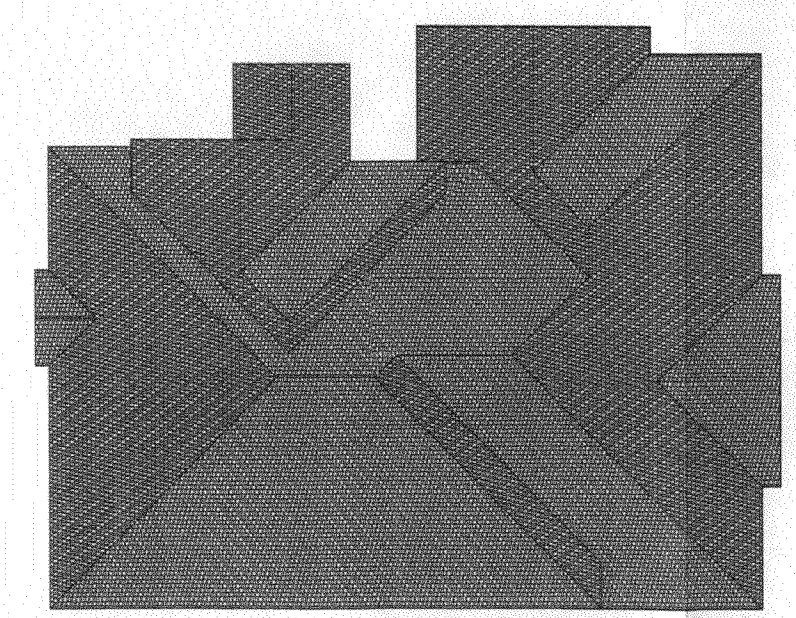
Scale 1/8" = 1'-0"

9/14/2009 6:17:21 PM



① Site
1/8" = 1'-0"

Site Plan Information	
Subdivision Name	Independence Ranch
Filing Number	13
Lot Number	2
Block Number	3
Street Address	713 Roundup Dr
County	Mesa
Lot Size (Acre or ft)	3803
Zone	14150
Setbacks Used	Front 20'
	Side 10'
	Rear 20'



② Roof Plan
1/8" = 1'-0"

N

ACCEPTED PD
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.

Atchley Residence
713 Roundup Drive
Lot 2 Block 3 Filing 13
Grand Junction CO

No.	Description	Date

Canyon Vista Custom Homes

Site

Project number: Rev-6
Date: 09/14/09
Drawn by: JFL

C-1

Scale: 1/8" = 1'-0"

Rd 12-13 ©2009 v6