

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>292<sup>00</sup></u>

BLDG PERMIT NO. <u>73102</u>
FILE #

*Call when ready*

*Single family*  
**PLANNING CLEARANCE**  
 (site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2059 Stagecoach Ct TAX SCHEDULE NO. 2947-151-40-002  
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3268  
 FILING 5 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) -0-  
 OWNER Forrest Holgate NO. OF DWELLING UNITS: BEFORE -0- AFTER 1  
 ADDRESS 2936-6 Rd CONSTRUCTION  
 TELEPHONE 243-6270 - NO. OF BLDGS ON PARCEL: BEFORE -0- AFTER 1  
 CONSTRUCTION  
 APPLICANT Same USE OF ALL EXISTING BLDGS Residential  
 ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_ Residential construction  
Single family  
 ✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: FRONT: 25' from Property Line (PL) or \_\_\_\_\_  
 from center of ROW, whichever is greater  
 SIDE: 10' from PL REAR: 20' from PL PARKING REQUIREMENT: \_\_\_\_\_  
 SPECIAL CONDITIONS: \_\_\_\_\_  
 MAXIMUM HEIGHT 32'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ CENSUS TRACT 1402 TRAFFIC ZONE 88 ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Forrest Holgate Date 11-22-99  
 Department Approval Bonnie Edwards Date 11/24/99

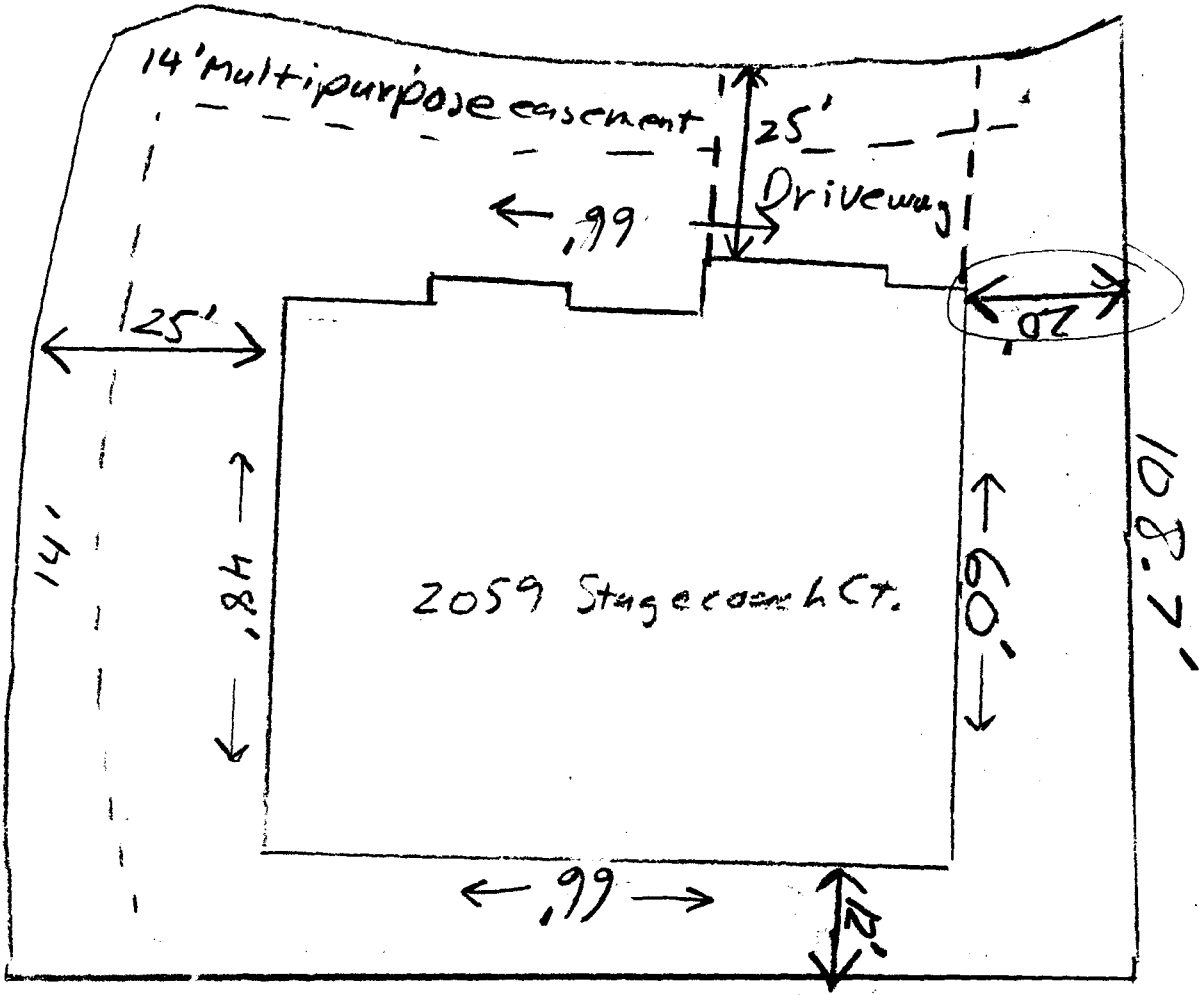
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12725</u>
Utility Accounting	<u>Chance</u>		Date <u>11/30/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2059 Stage Coach Ct



Long Rifle



near

134.01' side  
Ronnie 11/24/99

Lot 2 Bl 2 Filing 5  
Independence Ranch

11/24/99  
DRIVE O.K.  
Kumar