

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 71612

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

BLDG ADDRESS 2061 Stagecoach CT TAX SCHEDULE NO. 2947-151-00-130

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1998<sup>0</sup>

<sup>5<sup>th</sup></sup> FILING BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Ken & Seri Wood NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 656 Jencee - G.J. 81505

(1) TELEPHONE 255-8767 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT RED HART Const. Inc. USE OF EXISTING BLDGS N/A

(2) ADDRESS 2320 - E 1/2 Rd. G.J. 81503 DESCRIPTION OF WORK AND INTENDED USE: New SF

(2) TELEPHONE 244-8975 - cell 250-0822 Residence w/ 2 car attached.

**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 PR 1.7 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25' from property line (PL) Parking Req'mt 2  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 1402 TRAFFIC 88 ANN# \_\_\_\_\_

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 Daniel R. Hart Date 8-16-99

Department Approval Bonnie Edwards Date 8-18-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12530

Utility Accounting Adams Date 8-18-99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

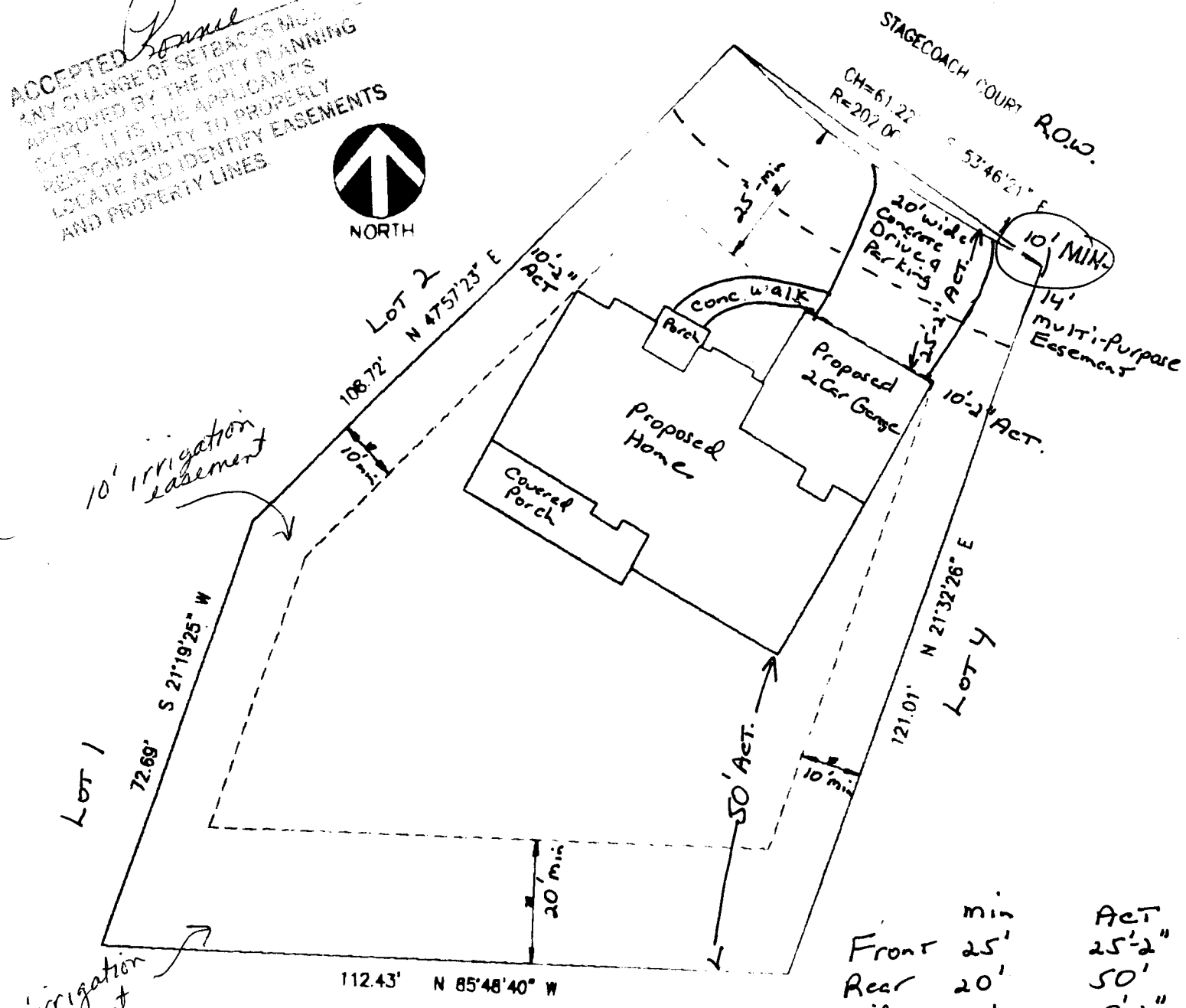
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Account)

RED HART CONSTRUCTION, INC.  
 2320 E 1/4 ROAD  
 GRAND JUNCTION, CO 81503-4405  
 (970) 244-8975  
 250-0822

Ken & Seri Wood Residence  
 2061 Stagecoach Ct.  
 Independence Ranch - F-5 BIK 2 - Lot 3  
 2947-151-00-130

8/18/99

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



Front	min.	25'-2"
Rear	20'	50'
Side	10'	10'-2"

PLOT PLAN  
 SCALE: 1" = 24'

8/12/99  
 DRIVE O.K.  
*Mr. M.P.*