

| | |
|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. 76718



Your Bridge to a Better Community

BLDG ADDRESS 2062 Stage coach Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 1897[#]

TAX SCHEDULE NO. 2947-151-40-016 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1897[#]

FILING 5 BLK 2 LOT 16 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Dorlyene Nelson-Gary Blumer NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2537 Westwood Ct. 81505 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 257-1667

(2) APPLICANT RED HART Const. - Dan Gearhart DESCRIPTION OF WORK & INTENDED USE New S/F w 2 car attached

(2) ADDRESS 2320-E 1/2 Rd - 81503 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 234-0822

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 17 Maximum coverage of lot by structures 3590

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 1402 TRAFFIC 88 ANNEX# _____

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. Gearhart Date 9-5-00

Department Approval C. Fay Johnson Date 9-8-00

| | | | |
|--|---|-----------------------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No <u>13368</u> |
| Utility Accounting | <u>Overhaul</u> | | Date <u>9-8-00</u> |

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 Accounting)

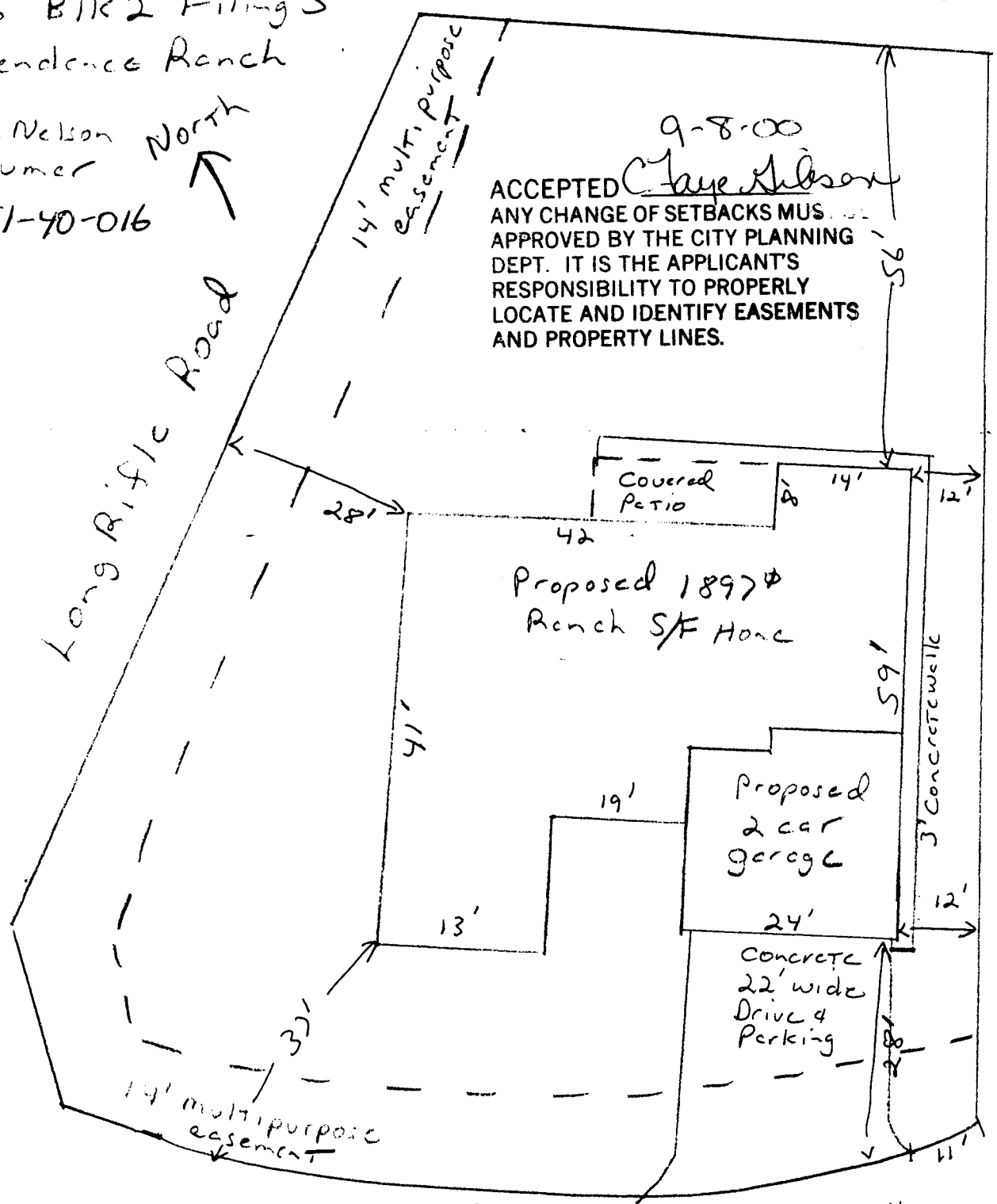
Site Plan

2062 Stagecoach CT.
 Lot 16 Blk 2 Filing 5
 Independence Ranch

RED HART CONSTRUCTION
 2320 E 1/2 ROAD
 GRAND JUNCTION, CO 81503
 (970) 244-8975

Dorlyene Nelson
 Gary Blumer
 2947-151-40-016

North



9-8-00
 ACCEPTED Clay Gibson
 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.

| Setbacks | min | ACTUAL | DRIVE OK |
|----------------|-----|--------|--------------|
| Front | 25' | 28' | Eh 9/7/00 |
| Front (corner) | 25' | 28' | |
| Side | 10' | 12' | |
| Rear | 20' | 56' | |

Stagecoach CT.

1" = 20'