

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 78109



Your Bridge to a Better Community

BLDG ADDRESS 2067 Stagecoach CT SQ. FT. OF PROPOSED BLDGS/ADDITION 3058[#]

TAX SCHEDULE NO. 2947-151-40-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 3058[#]

FILING 5 BLK 2 LOT 6 NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

(1) OWNER RED HART Const. Inc. NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) ADDRESS 2320- E 1/2 G.J. 81503 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 234-0822

DESCRIPTION OF WORK & INTENDED USE New S/F Residence
3 Car Attached

(2) APPLICANT Daniel R. Gearhart - Contractor TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

(2) ADDRESS Same Other (please specify) _____

(2) TELEPHONE Same

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 ~~PD~~ PD Maximum coverage of lot by structures 35%

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 _____

Maximum Height 32' Special Conditions _____

CENSUS 1402 TRAFFIC 89 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 12-13-00

Department Approval C. Faye Wilson Date 12-21-00

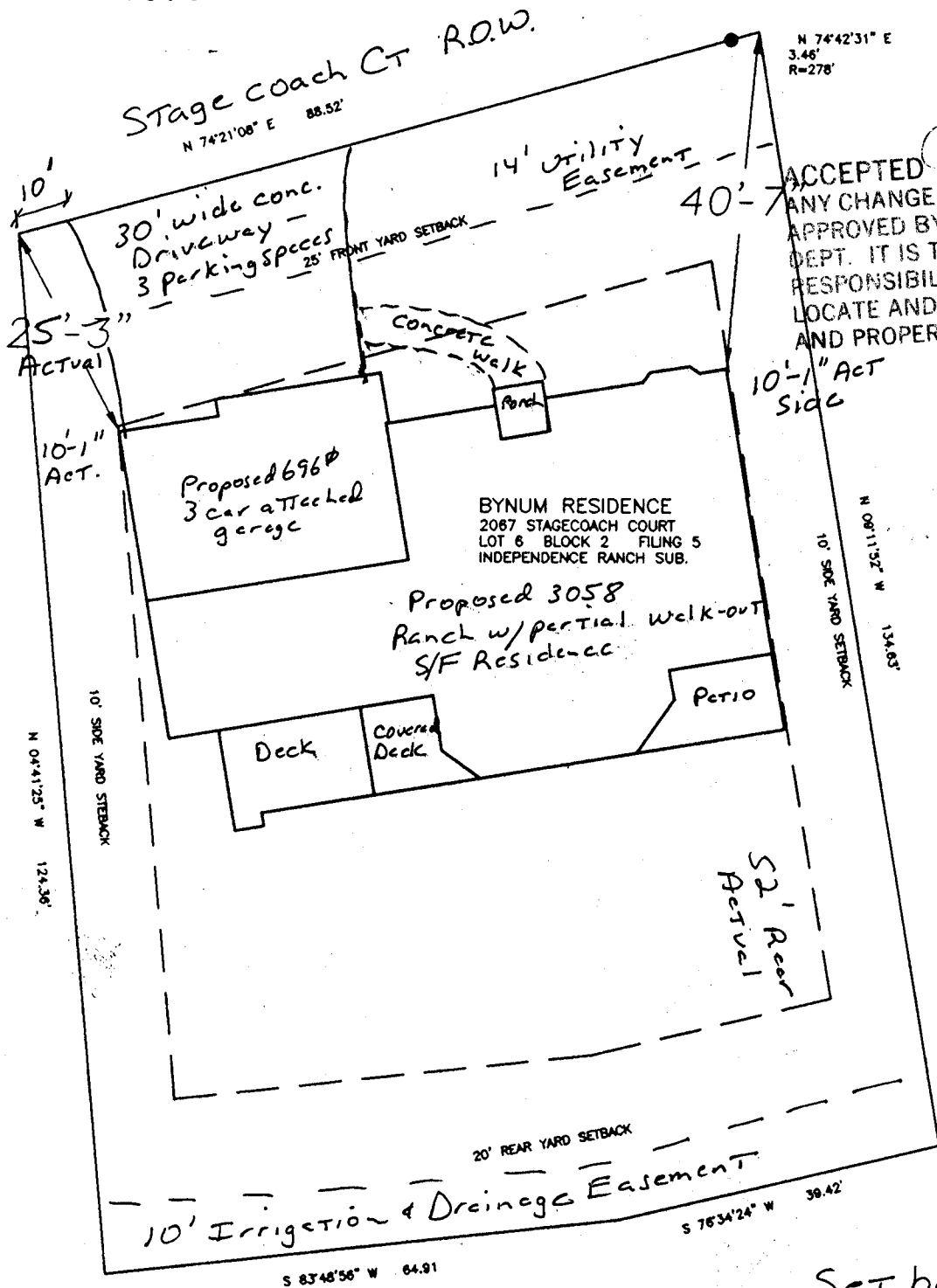
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>13605</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>12-21-00</u>		

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)

RED HART CONSTRUCTION
 2320 E 1/2 ROAD
 GRAND JUNCTION, CO 81503
 244-8975
 234-0822

2067 Stagecoach Ct.
 Independence Ranch F-5/B-2/L-6



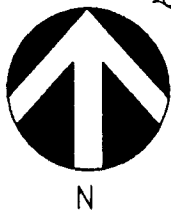
12/21/00

Jaye Nelson

ACCEPTED
 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.

DRIVE APPROVED IN 10 FT SIDE SETBACK SHOWN.

David R. Dondur DEV ENG.
 12/14/2000



N

SITE PLAN

SCALE: 1" = 20'-0"

Setbacks

	Minimum	Actual
Front	25'	25'-3"
Side L.	10'	10'-1"
Side R.	10'	10'-1"
Rear	20'	52'