

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



New home

BLDG PERMIT NO. 74157

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2068 Stagecoach CT TAX SCHEDULE NO. 2942-151-40-013

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1906⁰

5 FILING BLK 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Norris Miller NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 711 River Rd. #501 Des Plaines IL 60016 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (847)-299-5777 USE OF EXISTING BLDGS N/A

(2) APPLICANT Daniel R. Gearhart RED HART CONST. DESCRIPTION OF WORK AND INTENDED USE: New

(2) ADDRESS 2320 - E 1/2 Rd. G.J. 81503 (2) TELEPHONE 250-0822 Ranch style S/F 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 35%

SETBACKS: Front 25 from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____

Side 10' from PL Rear 20 from PL
 Maximum Height 32

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 2-27-2000

Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12895

Utility Accounting Chl Cole Date 3/2/00

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 2068 Stagecoach Ct.

LOT-13 Blk-2 F-5 Independence Ranch

Norris & Ginnie Miller

2947-151-40-013

3-2-2000

ACCEPTED *Bill Nuth*
 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.

