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11

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 78463



Your Bridge to a Better Community

BLDG ADDRESS 2069 Stagecoach St. FT. OF PROPOSED BLDGS/ADDITION 1825

\* TAX SCHEDULE NO. 2947-151-40-007 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 5 BLK 2 LOT 7

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER CASEY BISHOP

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2222 RimRock Rd

USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 243-8468

DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Bishop Const

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2222 RimRock Rd

(2) TELEPHONE 243-8468

**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

Maximum coverage of lot by structures 35%

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

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 10' from PL, Rear 25' from PL

Parking Req'mt \_\_\_\_\_

Maximum Height 32'

Special Conditions \_\_\_\_\_

CENSUS R102 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 Casey Bishop

Date 1/22/01

Department Approval Casey Bishop

Date 1/29/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13681</u>
Utility Accounting	<u>Robert</u>	Date	<u>1/29/01</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)

