

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>0</u>
SIF \$ <u>292⁰⁰</u>

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

BLDG PERMIT NO. 81044



Your Bridge to a Better Community

BLDG ADDRESS 2071 Stage Coach Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2300

TAX SCHEDULE NO. 2917-151-410-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2300

FILING 5 BLK 2 LOT 8

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

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

(1) OWNER ACU 2000

(1) ADDRESS PO Box 54

(1) TELEPHONE 434-7808

USE OF EXISTING BUILDINGS BES NA

(2) APPLICANT same

DESCRIPTION OF WORK & INTENDED USE Res.

(2) ADDRESS _____

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

(2) TELEPHONE _____

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) Permanent Foundation Required: YES X 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 S. Williams Date 8/7/01

Department Approval C. Faye Nelson Date 8/10/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>14195</u>
Utility Accounting	<u>Marshall-Cole</u>	Date <u>8/10/01</u>	

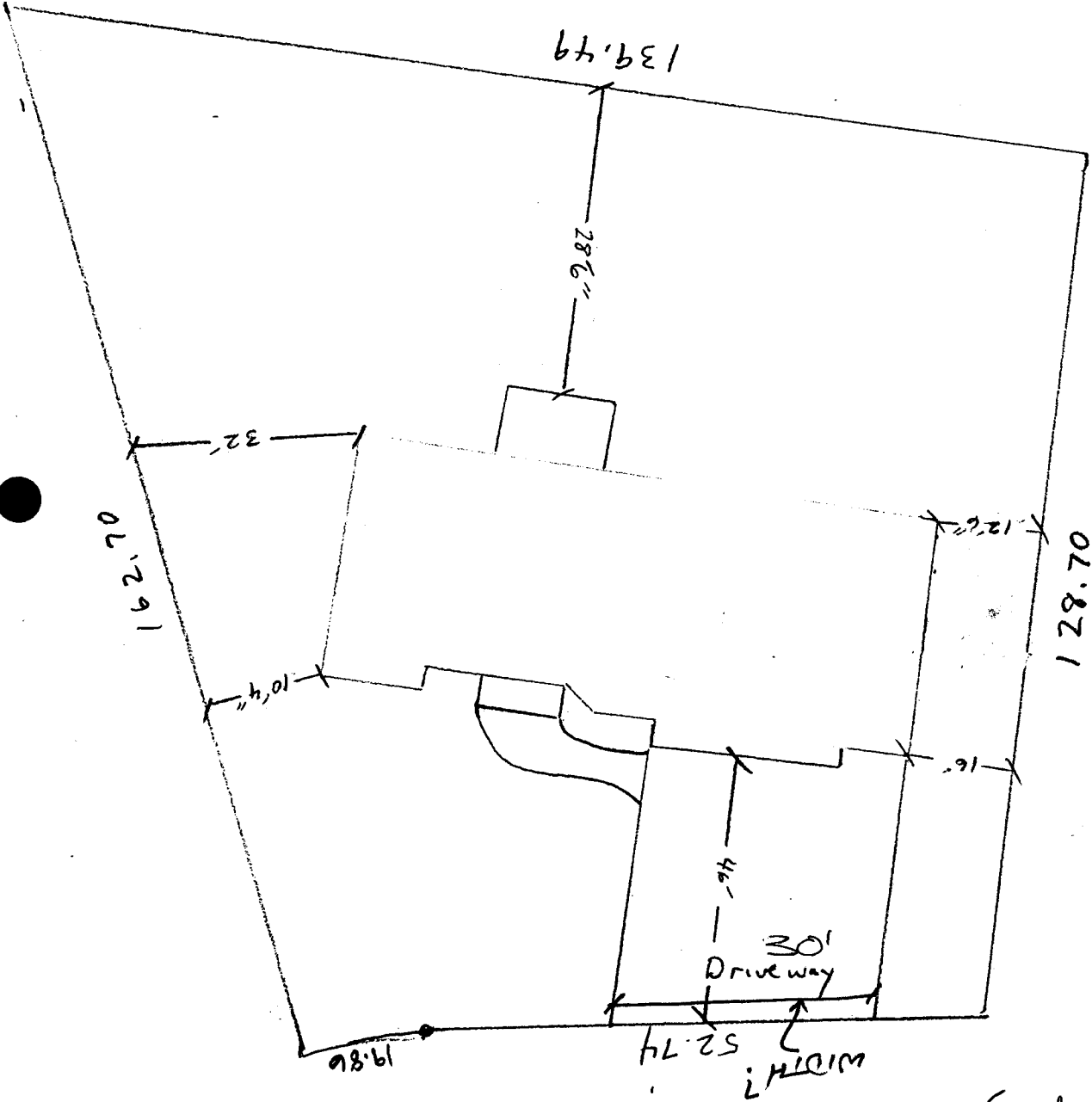
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

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.

10/18
 Tarye Johnson

Setbacks
 Front 25'
 Side 10'
 Rear 20'



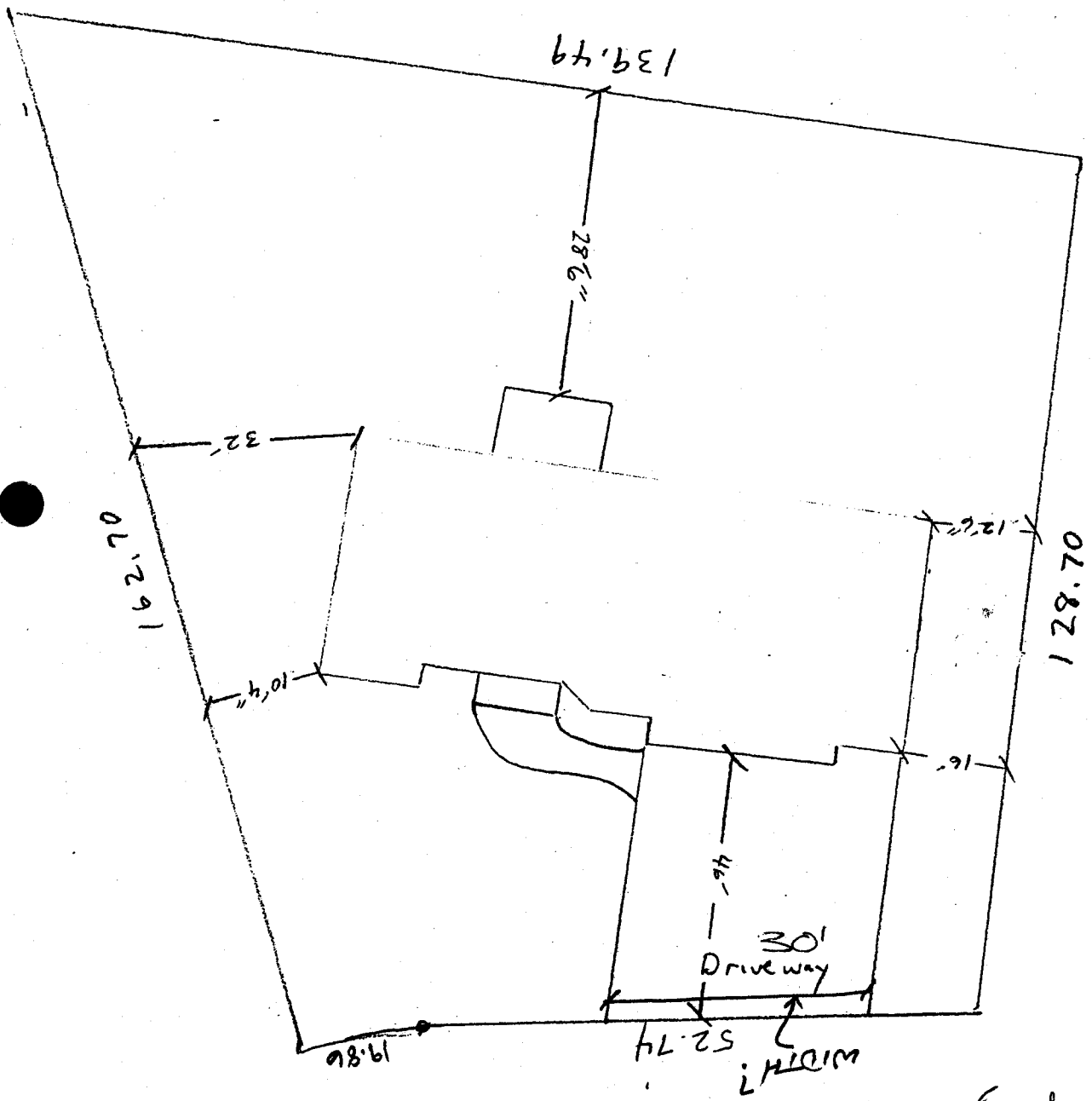
Plot Plan for 2071
 Stagecoach Ct.
 Filing 5 Blk 2 Lot 8

Done OK
 Tarye Johnson
 10-01-8

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.

10/18
 Gary Johnson

Setbacks
 Front 25'
 Side 10'
 Rear 20'



Plot Plan for 2071
 Stagecoach Ct.
 BIK 2 Lot 8
 Filing 5

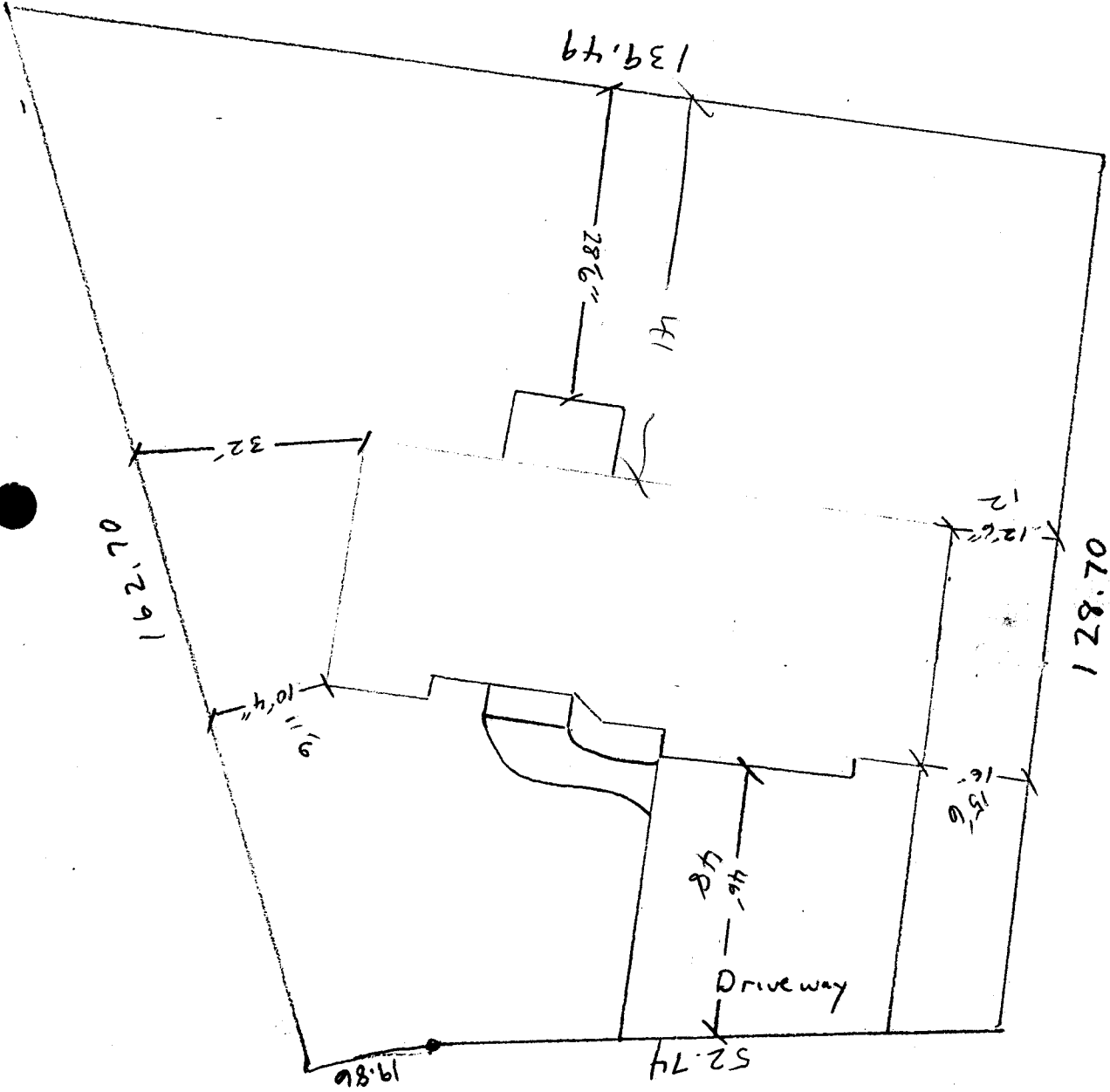
Done OK
 T. J. Davis
 10-01-8

Revised 8/14/01

Jay Johnson

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

Setbacks
Front 25'
Side 10'
Rear 20'



Plot Plan for 2071
Stagecoach Ct.
Filing 5 Blk 2 Lot 8