

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

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

BLDG PERMIT NO.	84214
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Your Bridge to a Better Community

BLDG ADDRESS 2064 Stagecoach Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2456
 TAX SCHEDULE NO. 2947-151-40-015 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2456
 FILING 5 BLK 2 LOT 15
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Gilbert Maynard
 (1) ADDRESS 569 S. Westgate Dr #1
 (1) TELEPHONE 241-6782
 (2) APPLICANT _____
 (2) ADDRESS _____
 (2) TELEPHONE _____

USE OF EXISTING BUILDINGS N/A
 DESCRIPTION OF WORK & INTENDED USE New SF Residential

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

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 NO
 or _____ from center of ROW, whichever is greater
 Side 10 from PL, Rear 20 from PL Parking Req'mt 2 **APR 23 2002**
 Maximum Height 32' Special Conditions TB
 CENSUS 88 TRAFFIC 1402 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 [Signature] Date 4/23/02
 Department Approval [Signature] Date 4-23-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14783</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/23/02</u>

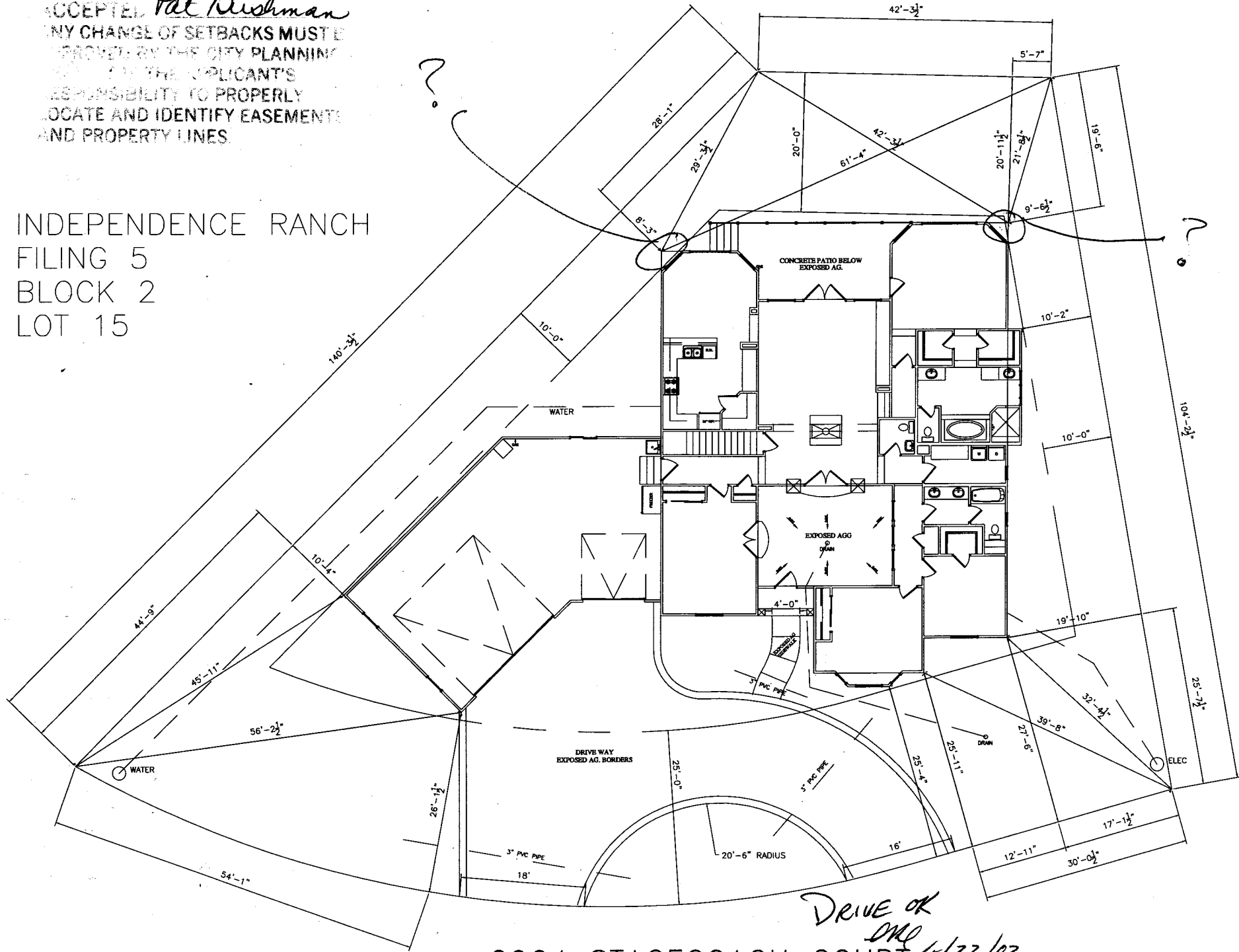
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

4-23-02

ACCEPTED *Pat Bushman*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

INDEPENDENCE RANCH
FILING 5
BLOCK 2
LOT 15



*DRIVE OK
DML 4/22/02*
2064 STAGECOACH COURT