

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

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

64053-30006

BLDG ADDRESS 2066 Stagecoach Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 120 sq.ft
 TAX SCHEDULE NO. 2947-151-40-014 SQ. FT. OF EXISTING BLDGS 2144 sq ft
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2264
 FILING 5 BLK 2 LOT 14 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Ed Ruland NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 2066 Stagecoach USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 2434273 DESCRIPTION OF WORK & INTENDED USE Storage Shed
 (2) APPLICANT Chris Williams TYPE OF HOME PROPOSED: N/A
 (2) ADDRESS PO Box 511 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 970 418 3000 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 2 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 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).

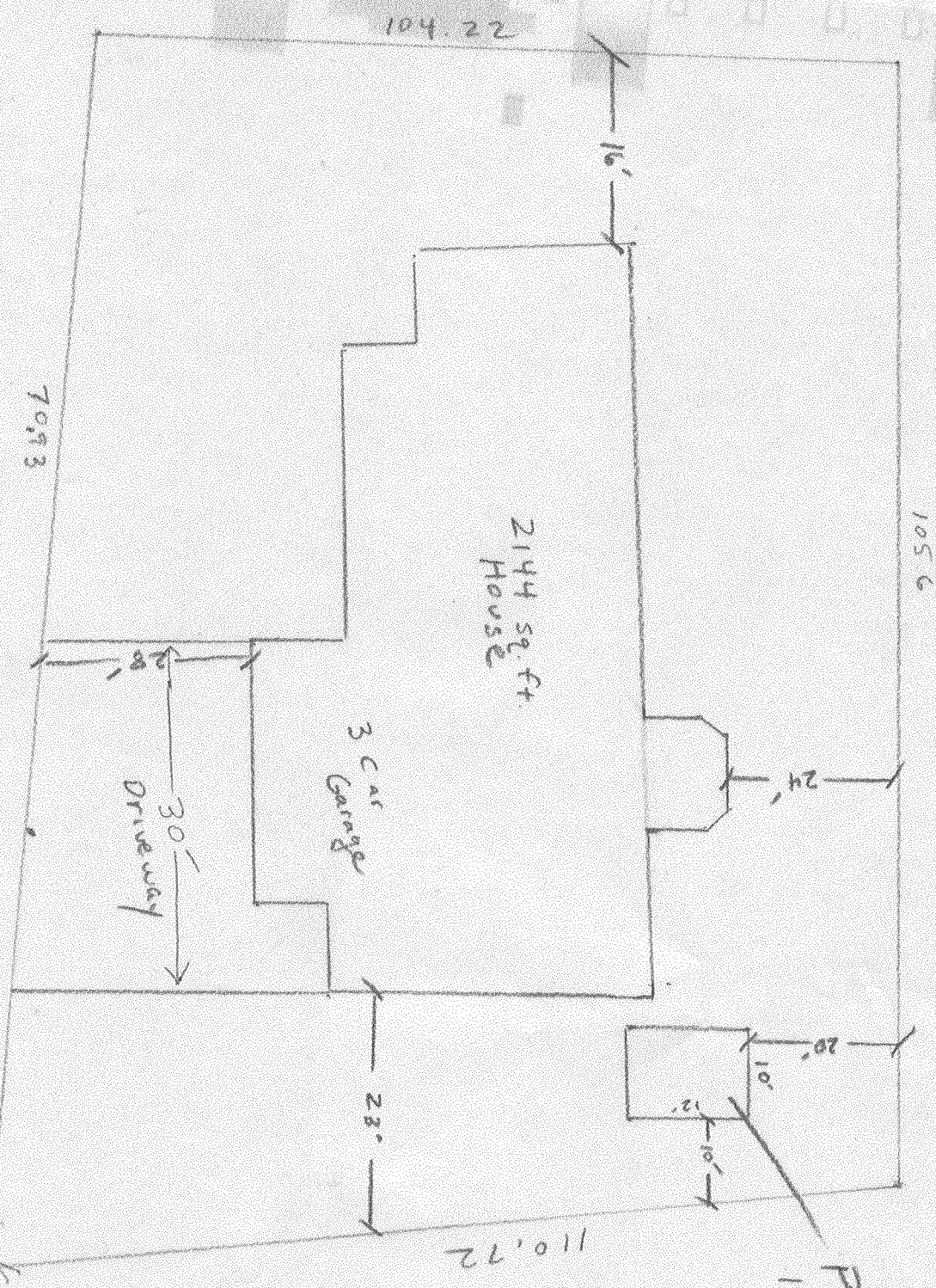
Applicant Signature Chris Williams Date 3-7-02
 Department Approval Dayleen Henderson Date 3-7-02

Additional water and/or sewer tap fees are required:	YES	NO	W/O No.
Utility Accounting:	<u>NO</u>	<u>shed only</u>	Date <u>3-19-02</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)

ACCEPTED *Sanjay D. Henderson*
ANY CHANGE OF SETBACKS MUST BE
PROVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Proposed
Storage
10x12
Shed

Paul Davis
2-19-02