

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

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

BLDG PERMIT NO. 83043



Your Bridge to a Better Community

BLDG ADDRESS 2072 STAGECOACH SQ. FT. OF PROPOSED BLDGS/ADDITION 2508 sq'
TAX SCHEDULE NO. 2947-151-40-011 SQ. FT. OF EXISTING BLDGS N/A
SUBDIVISION INDEPENDENCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 2508 sq'
FILING 5 BLK 2 LOT 11 NO. OF DWELLING UNITS:
Before: 0 After: _____ this Construction
(1) OWNER Distinctive Design Bldgs NO. OF BUILDINGS ON PARCEL
Before: _____ After: 1 this Construction
(1) ADDRESS 1255 21 RD USE OF EXISTING BUILDINGS _____
(1) TELEPHONE 858-9091 DESCRIPTION OF WORK & INTENDED USE New single family HOME
(2) APPLICANT SAME TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE _____ _____ 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 3590
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 15' from PL, Rear 25' from PL Parking Req't 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 [Signature] Date 2/6/02
Department Approval 76 Ronnie Edwards Date 2/7/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14568</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/7/02</u>

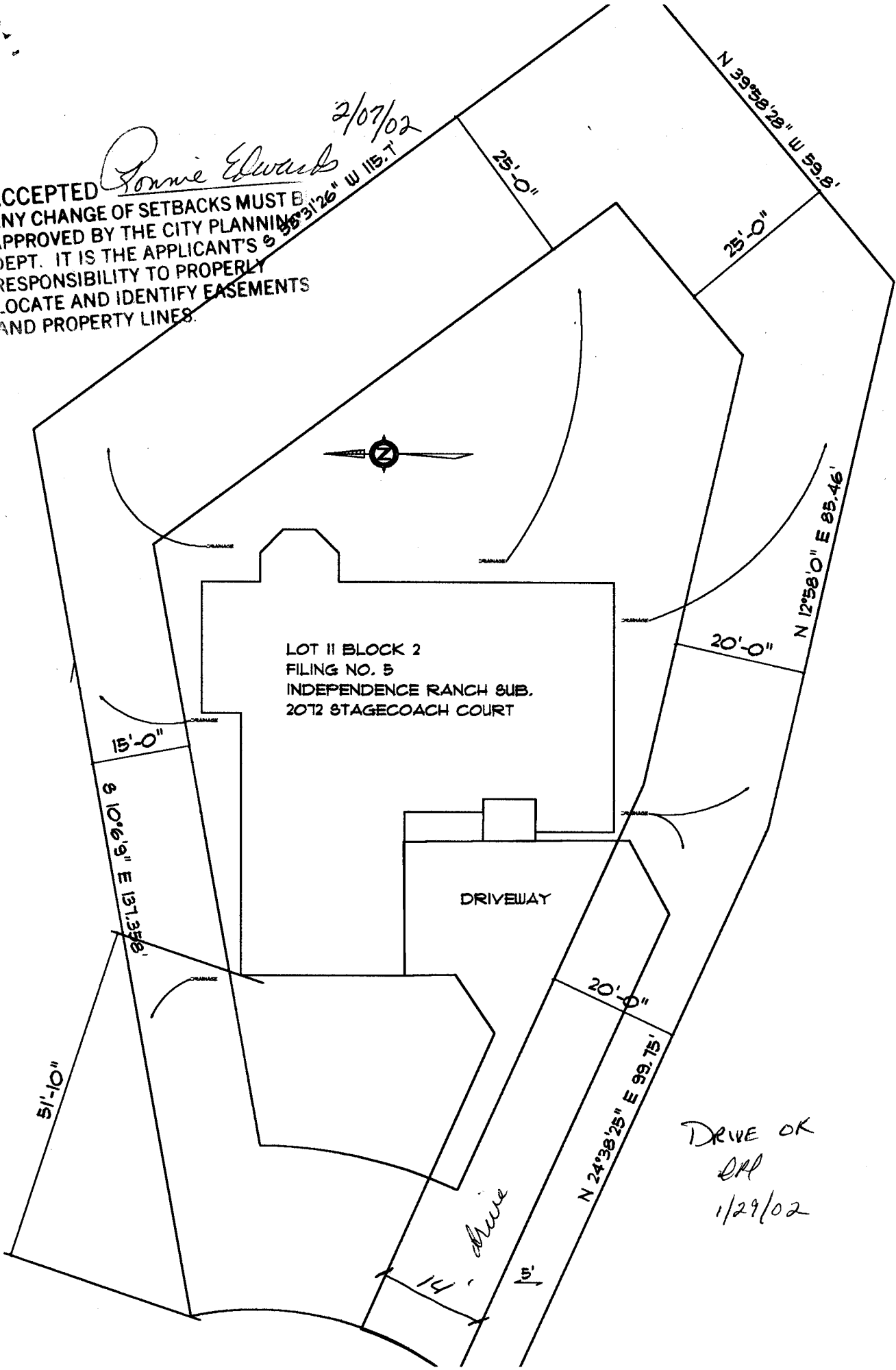
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

ACCEPTED
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.

Gonnie Edwards

2/07/02



*DRIVE OK
DAL
1/29/02*