

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 90287



Your Bridge to a Better Community

BLDG ADDRESS 2039 CONESTOGA SQ. FT. OF PROPOSED BLDGS/ADDITION 3800
 TAX SCHEDULE NO. 2947-152-38-006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION INDEPENDENCE HEIGHTS TOTAL SQ. FT. OF EXISTING & PROPOSED 3800
 FILING _____ BLK 2 LOT 1
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 0 this Construction
 (1) OWNER Don Broyles
 (1) ADDRESS 3032 GERKEN CT.
 (1) TELEPHONE 970-254-8289
 (2) APPLICANT SAME
 (2) ADDRESS _____
 (2) TELEPHONE _____
 USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE NEW HOUSE
 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions Finished floor elevation should be 4634.98
 CENSUS _____ TRAFFIC _____ ANNEX# _____
voting district (A)

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 Don Broyles Date 6-10-03
 Department Approval H. Ullrich Date 6/19/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>6201</u>
Utility Accounting	<u>Bill Cole</u>	Date	<u>6/19/03</u>

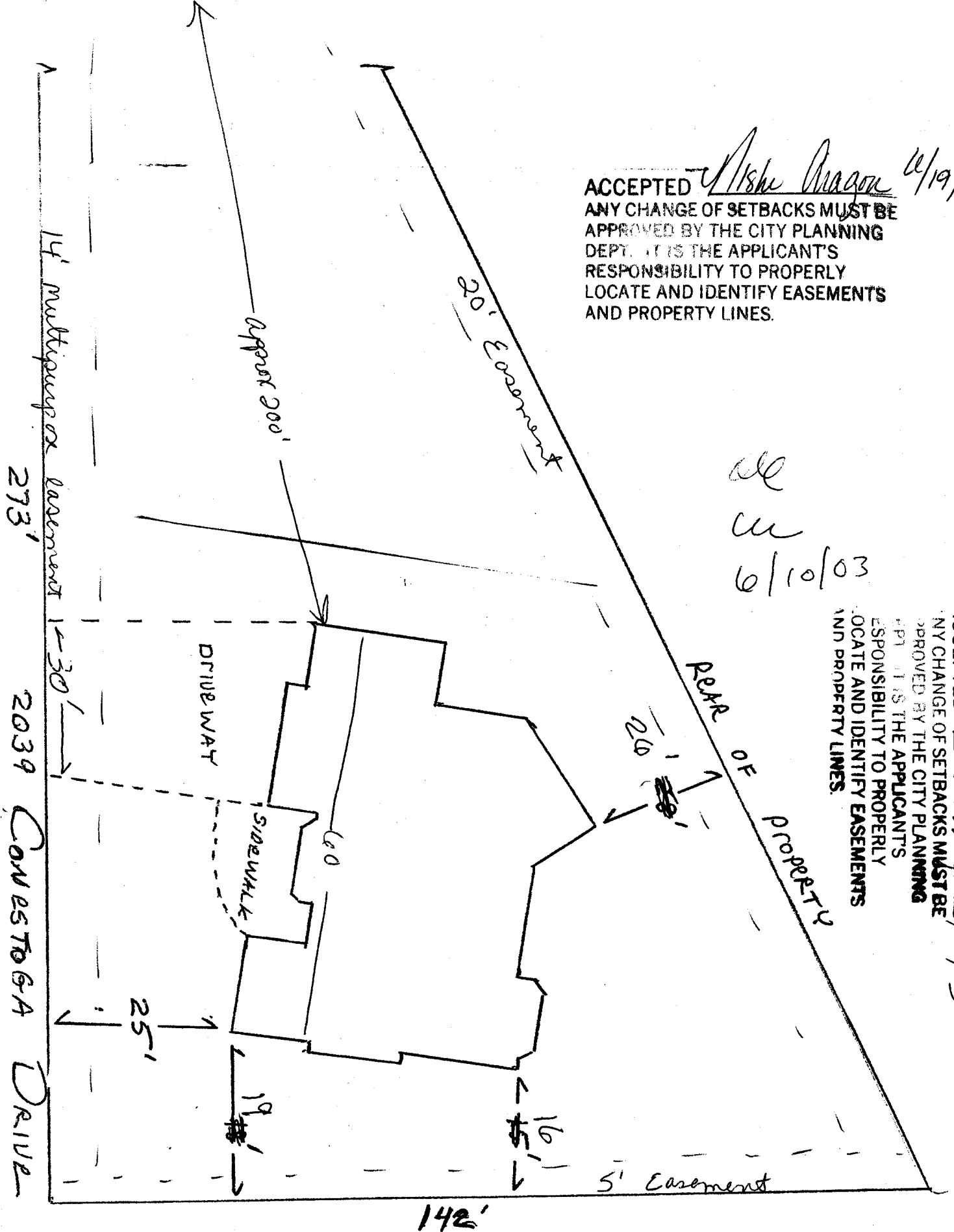
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Ashu Raagon* 4/19/03
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.

all
on
6/10/03

ACCEPTED *Ashu Raagon* 4/30/03
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.



142'

5' Easement

PERM OF PROPERTY

DRIVEWAY

SIDEWALK

14' multipurpose easement

273'

30'

2039 Cowestoga Drive

25'

19'

16'

200'

200'

20' Easement