

2

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

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

BLDG PERMIT NO. 90686



Your Bridge to a Better Community

BLDG ADDRESS 2023 Paint Pony Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 3,634

TAX SCHEDULE NO. 2947-153-38-014 SQ. FT. OF EXISTING BLDGS

SUBDIVISION INDEPENDENCE Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 3,634

FILING 1 BLK 2 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER GARY RUSH NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2023 Paint Pony Ct USE OF EXISTING BUILDINGS New Home

(1) TELEPHONE 244-2992 DESCRIPTION OF WORK & INTENDED USE New Home

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

(2) ADDRESS 653 20 1/2 RA

(2) TELEPHONE 239-6800

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 Individual Shading Plan is required

"A"

CENSUS _____ TRAFFIC _____ 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 [Signature] Date 8/5/03

Department Approval [Signature] Date 8/5/03

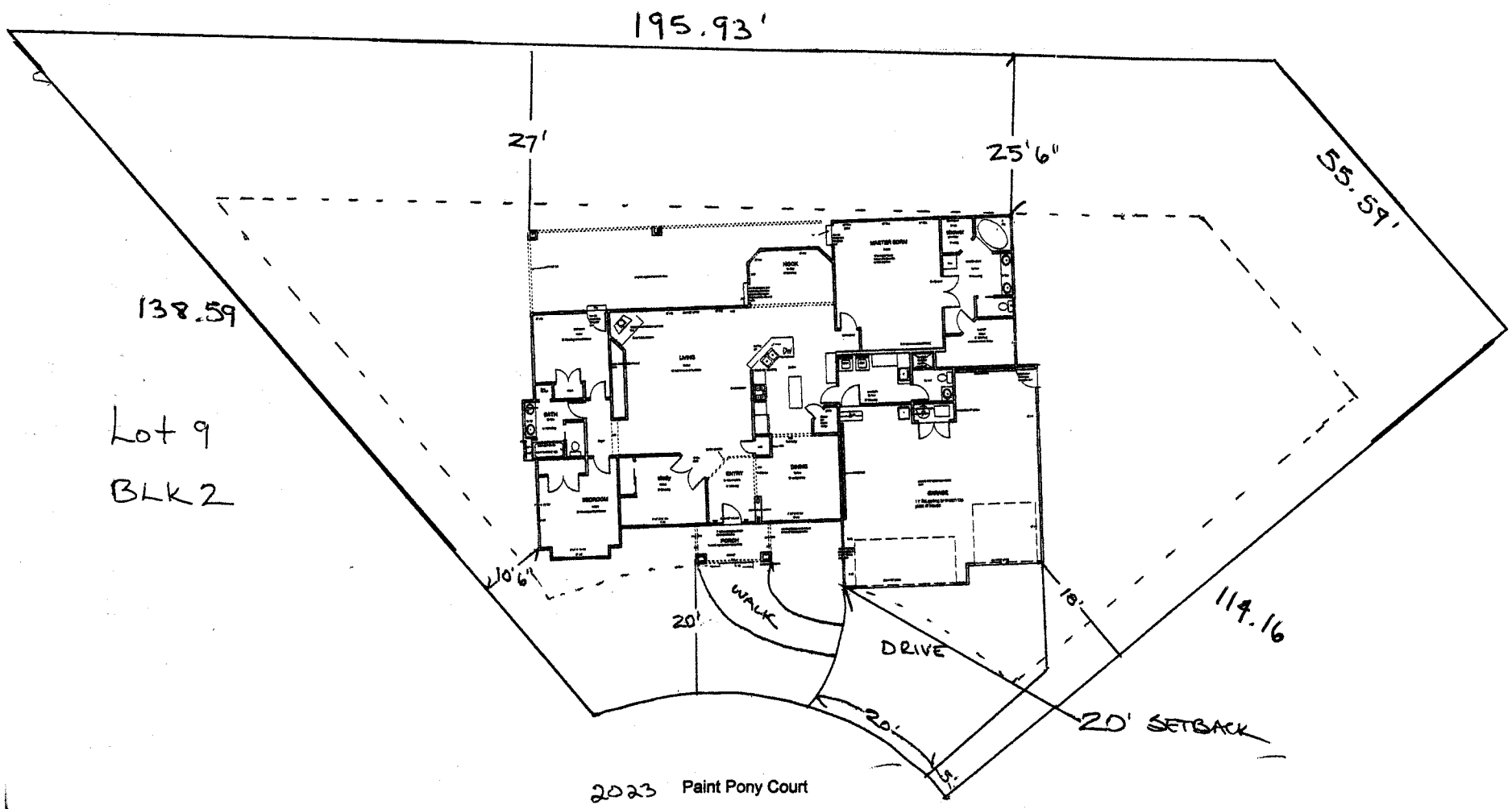
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16398</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/5/03</u>

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)

8/5/03
ACCEPTED *Gayle Wilson*
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.

aw
8/4/03



Lot 9
BLK 2

2023 Paint Pony Court