

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

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

BLDG PERMIT NO. 90553



Your Bridge to a Better Community

BLDG ADDRESS 2026 Paint Pony Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2600  
 TAX SCHEDULE NO. 2947-153-38-010 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Independence Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2600  
 FILING \_\_\_\_\_ BLK 28 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Centennial Const. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2144 Monument Village Cir USE OF EXISTING BUILDINGS Residential  
 (1) TELEPHONE 242-7198 DESCRIPTION OF WORK & INTENDED USE New residence  
 (2) APPLICANT Mark Bebee TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same as owner  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 B5F-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 FTE 4045.95  
for 100 yr floodplain.  
 A CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Mark Bebee Date 8-4-03  
 Department Approval 76. C. Faye Gibson Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>6390</u>
Utility Accounting <u>Q Penner</u>		Date <u>8-4-03</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)

2026 PAINT PONY COURT  
 LOT 5 BLK 2  
 INDEPENDENCE HEIGHTS SUB.  
 17000 SF  
 SCH# 2947-153-38-010  
 SCALE: 1" = 25'

8/14/03  
 ACCEPTED *Clay Gibson*  
 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.

SETBACKS:

FRONT 20'  
 REAR 25'  
 SIDE 7'

*ok as noted*

*lll  
 7/24/03*

