

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

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

BLDG PERMIT NO. 88238



Your Bridge to a Better Community

BLDG ADDRESS 2028 PAINT PONY CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2807

TAX SCHEDULE NO. 2947-153-38-009 SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION INDEPENDENCE HEIGHTS TOTAL SQ. FT. OF EXISTING & PROPOSED 2807

FILING _____ BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER ERIC & BARBARA JOHNSON NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 404 WEST GROVE DR. GRAND JUNCTION 81504 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 523 3536 DESCRIPTION OF WORK & INTENDED USE CONSTRUCTION HOME

(2) APPLICANT ERIC & BARBARA JOHNSON TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 404 WEST GROVE DRIVE

(2) TELEPHONE 523 3536

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 X 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 _____

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).

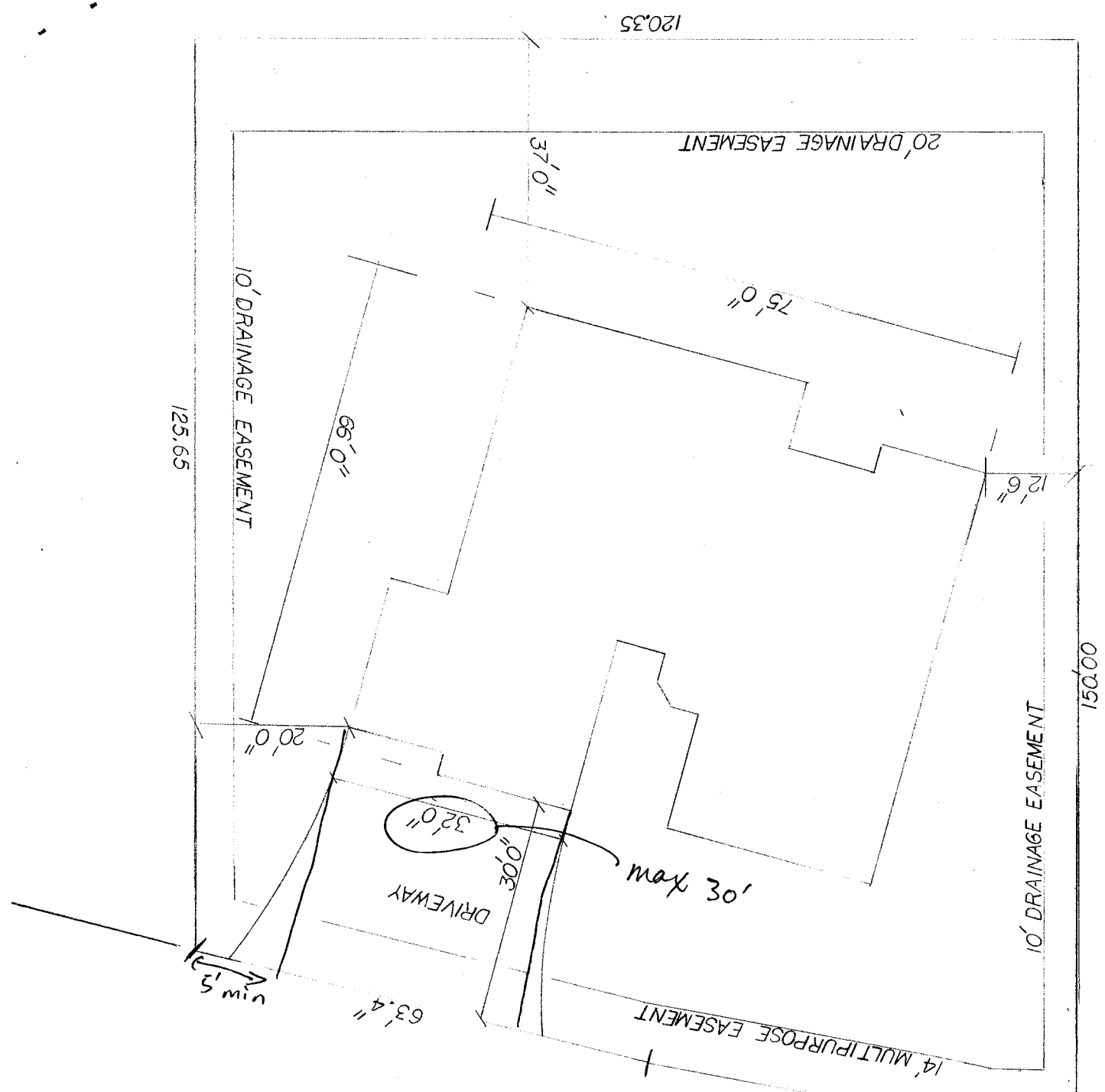
Applicant Signature [Signature] Date 2-19-03

Department Approval [Signature] Date 2/20/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>15744</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/20/03</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)



OK
 as amended
 CC
 2/20/03

ACCEPTED *Alshu Hagan* 2/20/03
 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.
 JOHNSON RESIDENCE
 INDEPENDENCE HEIGHTS SUB
 BLOCK 2 LOT 4
 2028 PAINT PONY CT
 SITE PLAN