

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

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

BLDG PERMIT NO. 88779



Your Bridge to a Better Community

BLDG ADDRESS 2029 PAINT PONY CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2240 sq'
 TAX SCHEDULE NO. 2947-152-38-020 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION In dependence Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2240 sq'
 FILING _____ BLK 2 LOT 15
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER John J. Tolman
 (1) ADDRESS 2664 Paradise Dr.
 (1) TELEPHONE 245-3162 - 201-3377
 (2) APPLICANT John J. Tolman
 (2) ADDRESS Same
 (2) TELEPHONE Same
 USE OF EXISTING BUILDINGS Residence
 DESCRIPTION OF WORK & INTENDED USE Construction of Ranch style 2240 sq' residence
 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 _____
 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 John J. Tolman Date April 9, 2003
 Department Approval C. Tays Gibson Date 4/10/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>015903</u>
Utility Accounting	<u>Q. R. R. R. R.</u>	Date	<u>4-10-03</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
 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.

4/11/03
 C. Faye Gibson

INDEPENDENCE HEIGHTS
 Lot 15 Block 2

185.35

01.991

4/4/03
 CC
 gr

SET BACKS
 Front 20'
 Side 7'
 Back 25'

