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

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

BLDG PERMIT NO. 88078



Your Bridge to a Better Community

BLDG ADDRESS 2031 Paint Pony Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2663 - HOUSE
796 - GARAGE
 TAX SCHEDULE NO. 2947-152-38-021 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Independence Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 3459 Sq Ft
 FILING 1 BLK 2 LOT 16 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Dorsey Custom Homes + Framing NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 40483 G.J. Co. USE OF EXISTING BUILDINGS ~~Paint Pony House~~ N/A
 (1) TELEPHONE 970-986-1783 DESCRIPTION OF WORK & INTENDED USE Single Family Home
 (2) APPLICANT Dorsey Custom Homes + Framing TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 40483 G.J. Co Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 970-986-1783 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 BSF-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 _____ 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 Robert Z. Kay Date 3-26-03
 Department Approval C. Fay Gibson Date 3/26/03

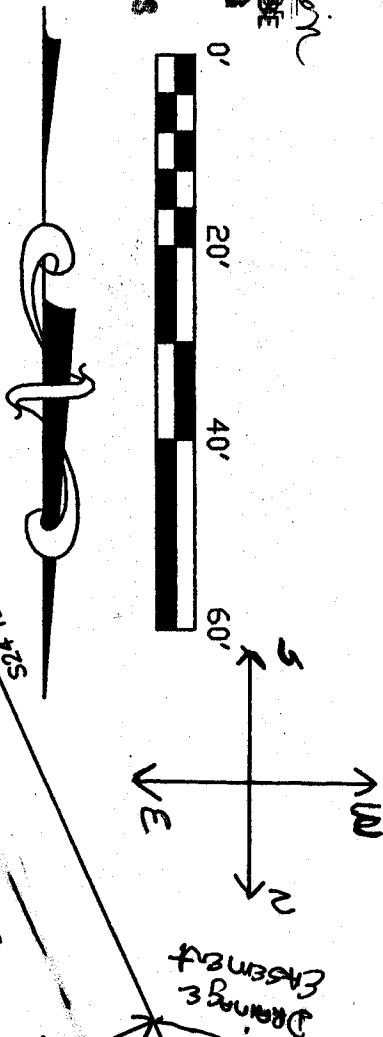
| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>13863</u> |
| Utility Accounting | <u>[Signature]</u> | | Date <u>3/26/03</u> |

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

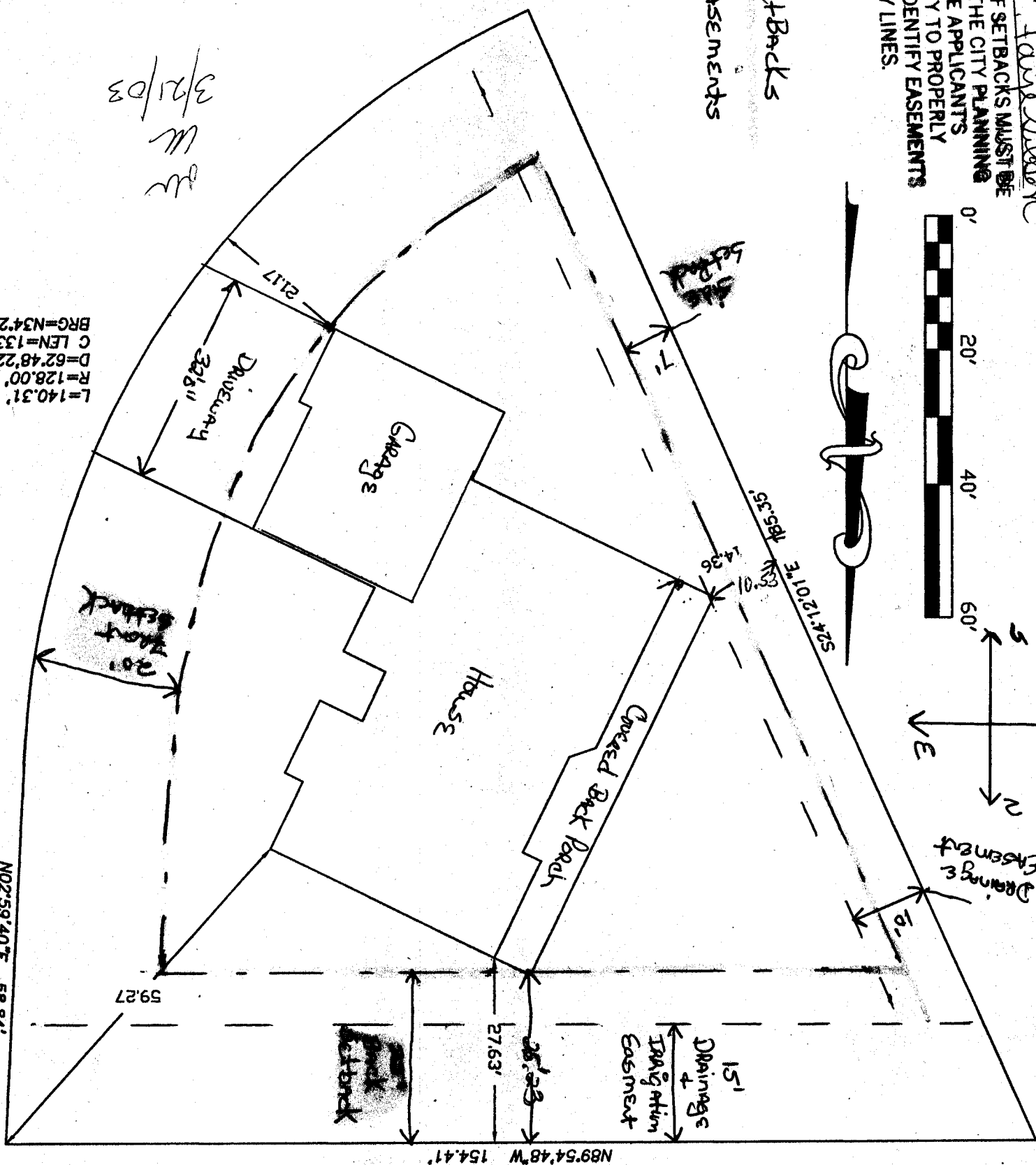
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

3/20/03
 C. J. [Signature]



Setbacks
 Easements



3/21/03
 W
 W

L=140.31'
 R=128.00'
 D=62.48'22"
 C LEN=133.3'
 BRG=N34.23'E

N02°59'40"E 58.84'

N89°54'48"W 154.41'

S24°12'01"E
 53.58'
 14.36'

59.27

27.63'

26.53'

15'

Drainage
 &
 Irrigation
 Easement

Setback

Drainage
 Easement

House

Garage

DRIVEWAY

21.17

32.6"

Setback

7'

14.36'

53.58'

5
 20
 40
 60

NW
 NE
 S