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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. 89840



Your Bridge to a Better Community

BLDG ADDRESS 656 Stepher Ct
~~2044 Conestoga~~ SQ. FT. OF PROPOSED BLDGS/ADDITION 3826.16

TAX SCHEDULE NO. 2947-152-39-003 SQ. FT. OF EXISTING BLDGS

SUBDIVISION Independance Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 3826.16

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

(1) OWNER Scott & Jaci Doughty NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 677 Roundup Dr. USE OF EXISTING BUILDINGS

(1) TELEPHONE 241-9219 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Jaci Doughty TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify)

(2) ADDRESS 677 Roundup
 (2) TELEPHONE 241-9219

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 Finished floor should be 4630.20

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 Jaci Doughty Date 6-6-03

Department Approval J. C. Faye Date 6/9/03

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>16121</u> |
| Utility Accounting <u>J. Adams</u> | Date <u>6. 8. 03</u> | | |

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

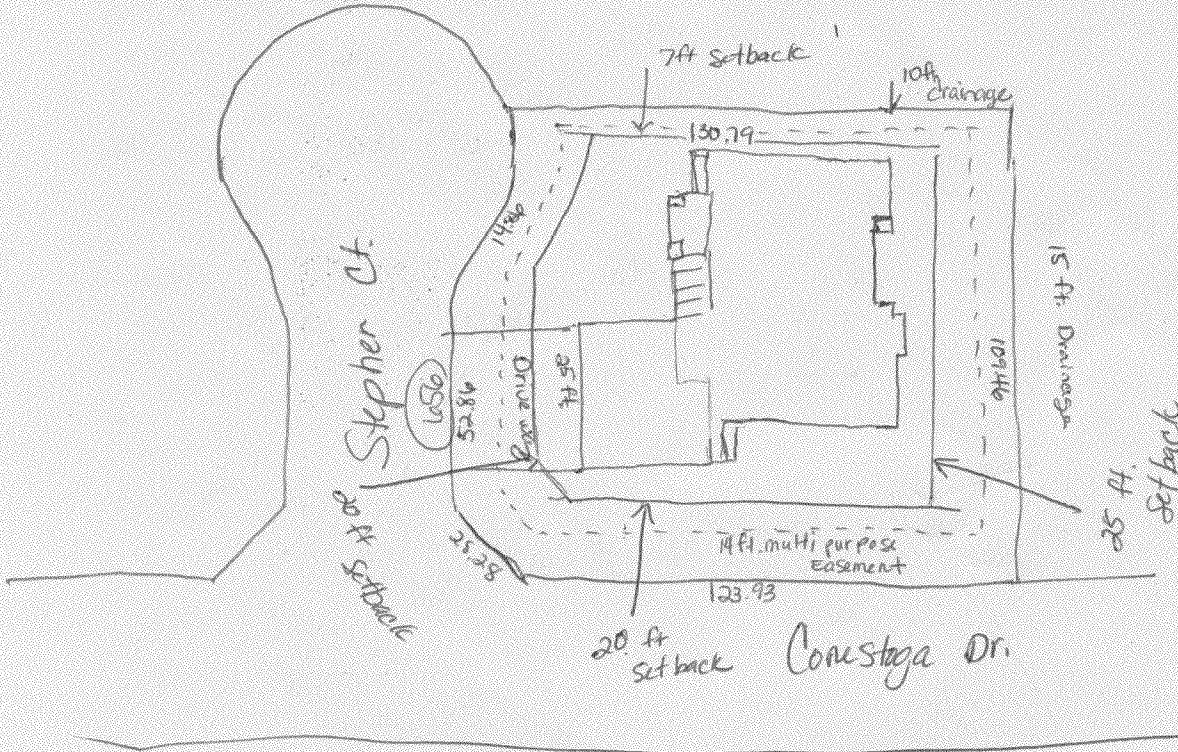
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:
NO ATTACHMENTS WILL BE ACCEPTED.

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure..... []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks)..... []
4. All **easements** and **rights-of-way** on the property. []
5. All **existing structures** on the property. []
6. All **streets** adjacent to the property and **street names** []
7. All existing and proposed **driveways**..... []
8. Location of existing and/or **proposed parking** and **number of spaces**. []
9. Location of streams and/or drainages []

Any of the above information the applicant fails to show on the drawing

↑ **NORTH**



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6/9/03*

6/9/03
ACCEPTED *C. J. J. J.*
 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.