

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 89355



Your Bridge to a Better Community

657 Stepher Ct.
 BLDG ADDRESS ~~2040 GONESTOGA DR~~

SQ. FT. OF PROPOSED BLDGS/ADDITION 3033 SF

TAX SCHEDULE NO. 2947-152-39-007

SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION INDEPENDENCE HEIGHTS

TOTAL SQ. FT. OF EXISTING & PROPOSED 3033 SF

FILING 1 BLK 1 LOT 6

NO. OF DWELLING UNITS:
 Before: — After: ONE this Construction

(1) OWNER REGINALDO A. ARAUJO

NO. OF BUILDINGS ON PARCEL
 Before: — After: ONE this Construction

(1) ADDRESS 1897 MONUMENT CANYON DR

USE OF EXISTING BUILDINGS NONE

(1) TELEPHONE 970-242-1274

DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCE

(2) APPLICANT SAME

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS SAME

(2) TELEPHONE SAME

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 20/25 from property line (PL)
 or — from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO —

Side 7/3 from PL, Rear 25/5 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).

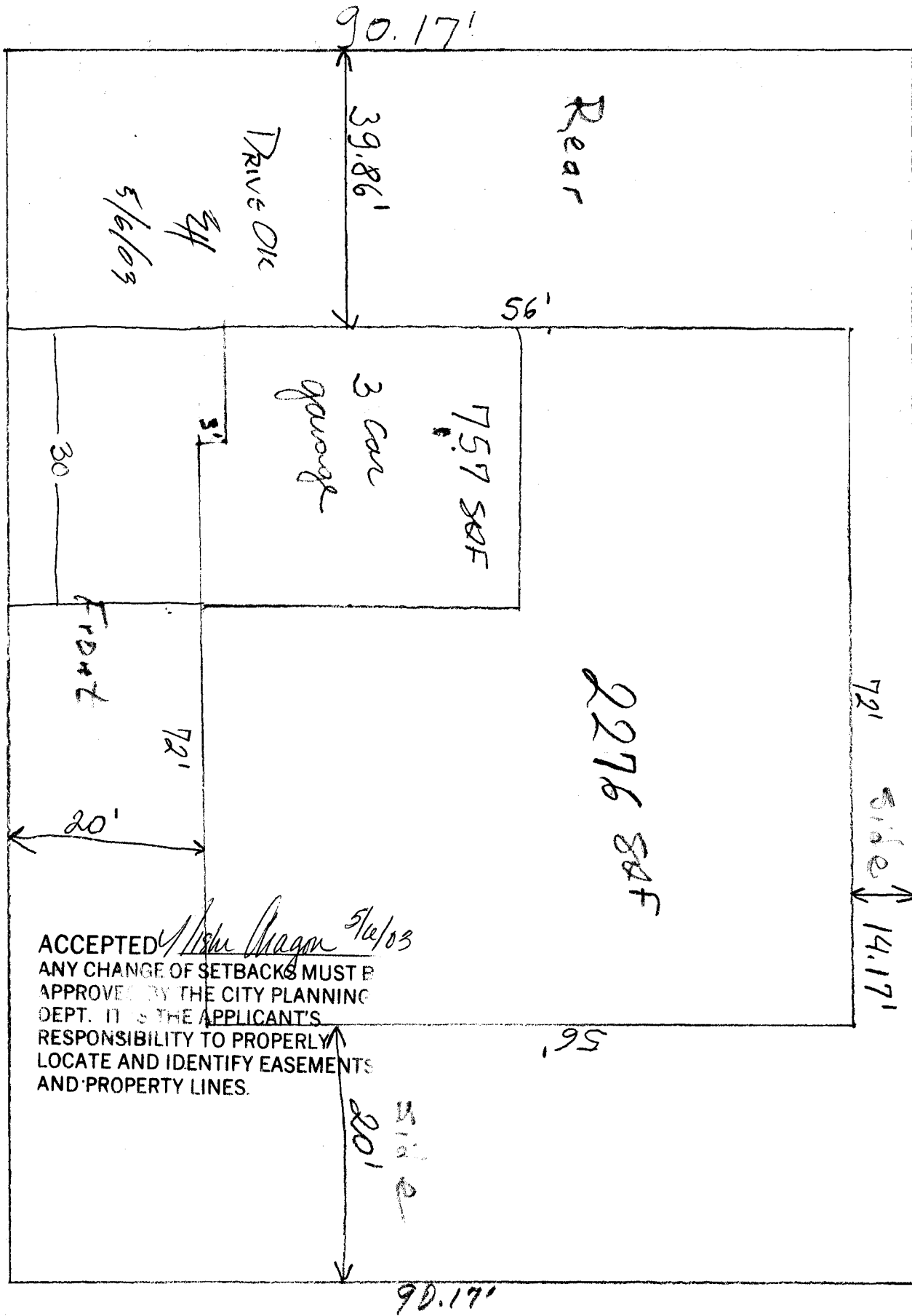
Applicant Signature R. A. Araujo Date _____

Department Approval NAL [Signature] Date 5/6/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16021</u>
Utility Accounting <u>CM Cole</u>	Date <u>5-6-03</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 *Mike Degan 5/6/03*
 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.

GONESTOGA DR

STEPHER CT

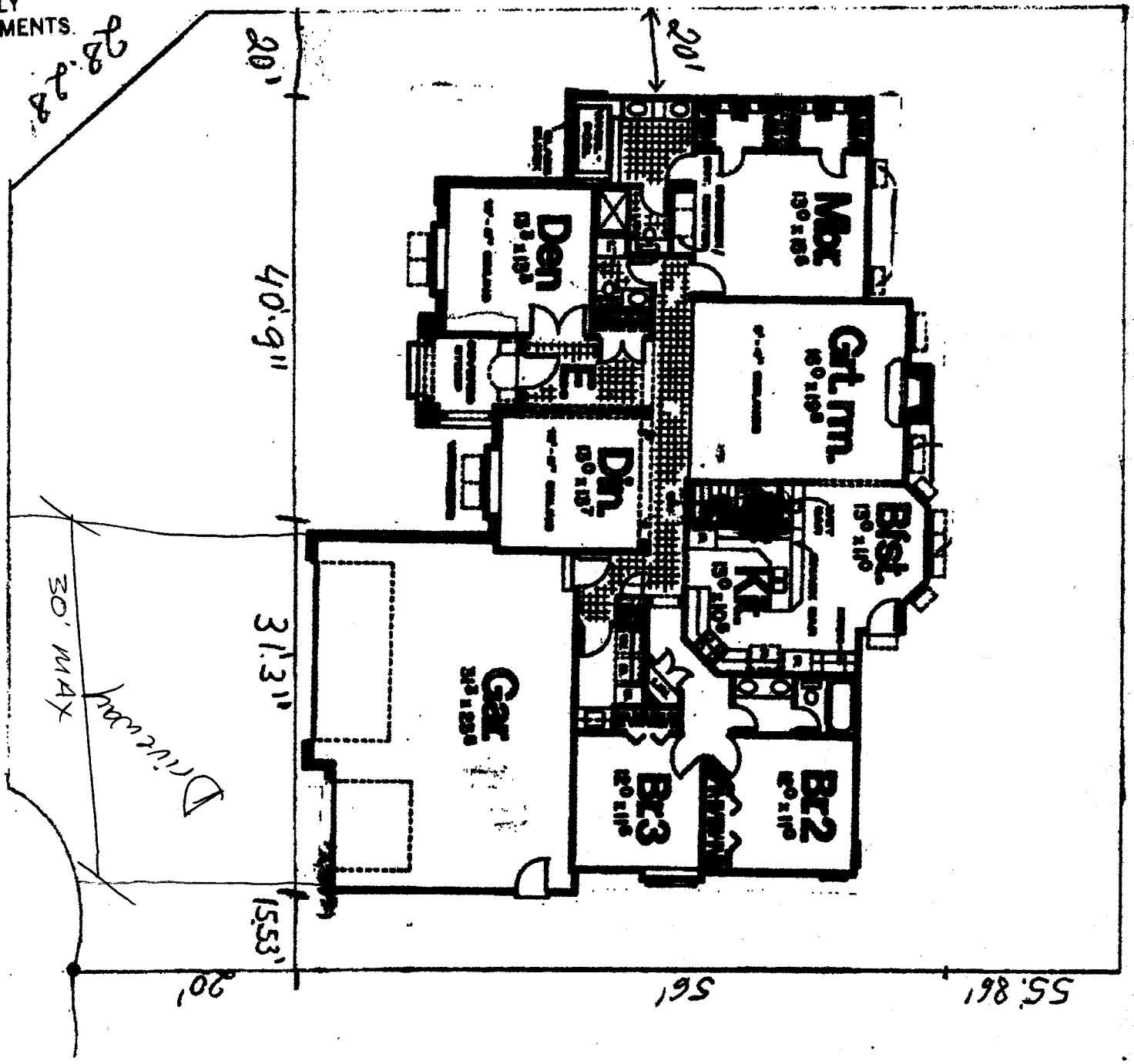


Revised
 ACCEPTED S/C 6/3/03
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

AND

657 STEPHEN CT

Print OK
 6-3-03



CONESTOGA DR

107.53'

126.09'

28.28'

56'

55.86'

20'

15.53'

31.3'

40.9'

20'

20'

30' MAX

Driveway

OK

6-3-03