

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 658 Stepher SQ. FT. OF PROPOSED BLDGS/ADDITION 2260  
 TAX SCHEDULE NO. 2947-152-39-004 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Independence Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2260  
 FILING \_\_\_\_\_ BLK 1 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Centennial Const. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2144 Monument Village Cir USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 242-7198 DESCRIPTION OF WORK & INTENDED USE new residence  
 (2) APPLICANT Mark H Beber TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2144 Monument Village Cir  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 242-7198 \_\_\_\_\_ 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 20/25 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7/3 from PL, Rear 25/5 from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS A 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 Mark H Beber Date 11-15-03  
 Department Approval NA C. Fay Hall Date 11/26/03

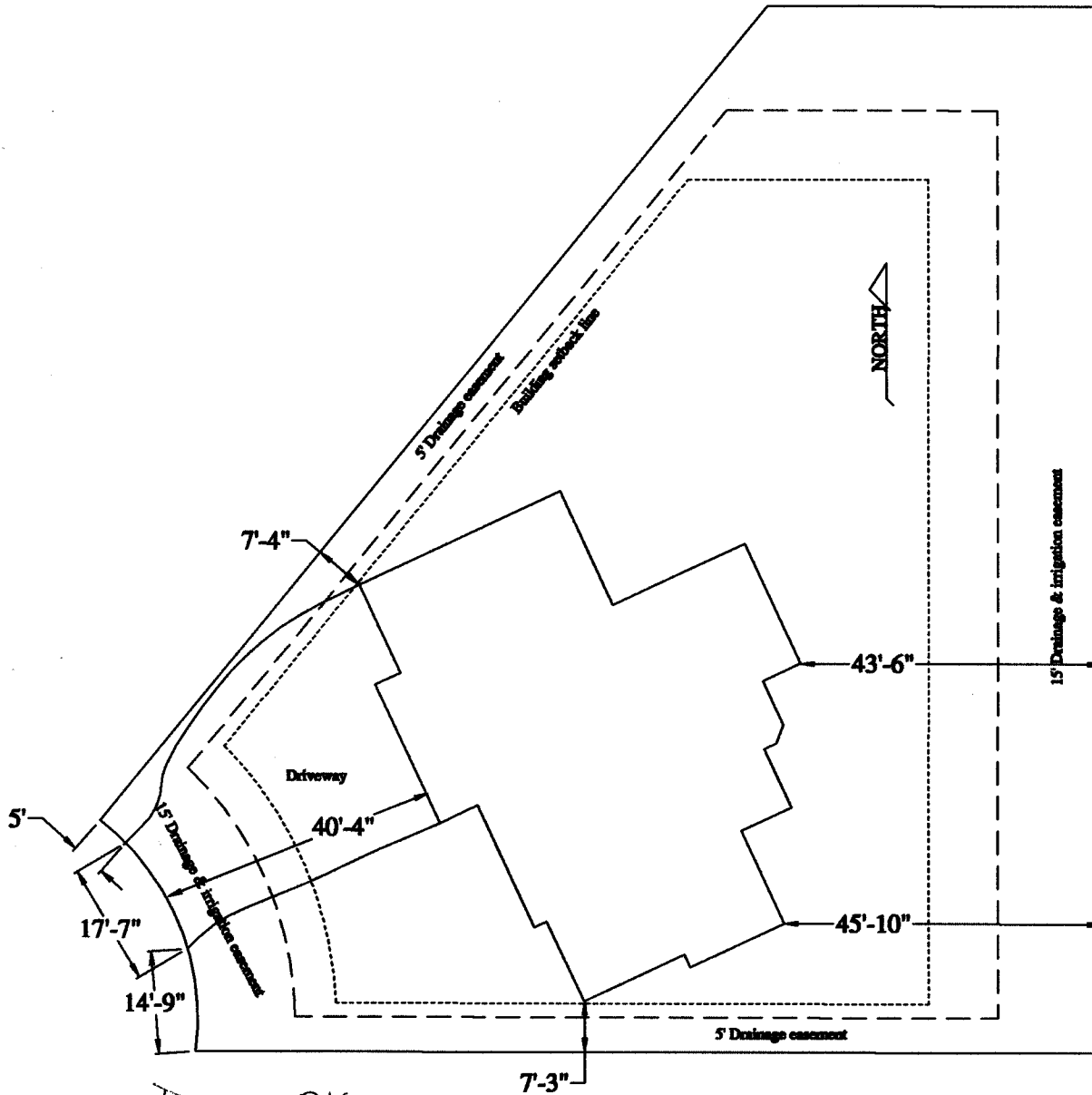
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16773</u>
Utility Accounting	<u>at Applicant's</u>	Date	<u>11-26-03</u>

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)

658 STEPHER COURT  
 LOT 3 BLK 1  
 INDEPENDENCE HEIGHTS SUB.  
 15788 SF  
 SCH# 2947-152-39-004  
 SCALE: 1" = 25'

ACCEPTED *C. Faye Hall* 11/26/03  
 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.

SETBACKS:  
 FRONT 20'  
 REAR 25'  
 SIDE 7'



DRIVE OK  
 EH 11/25/03