

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

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

BLDG PERMIT NO. 89694



Your Bridge to a Better Community

BLDG ADDRESS 659 STEPHEN CT, SQ. FT. OF PROPOSED BLDGS/ADDITION 3949

TAX SCHEDULE NO. 2947-152-39-006 SQ. FT. OF EXISTING BLDGS -

SUBDIVISION INDEPENDENCE HEIGHTS TOTAL SQ. FT. OF EXISTING & PROPOSED 3949

FILING \_\_\_\_\_ BLK 51 LOT 55 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER WILLIAM RAIMER NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 1090 USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 970-523 5045 DESCRIPTION OF WORK & INTENDED USE NEW

(2) APPLICANT JOHN GREEN TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 681 GLEN CARO DR

(2) TELEPHONE 245-7232

**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 Will have wetbar w/ sink & bridge downstairs

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_  
(A) No Kitchen! wetbar only.

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).

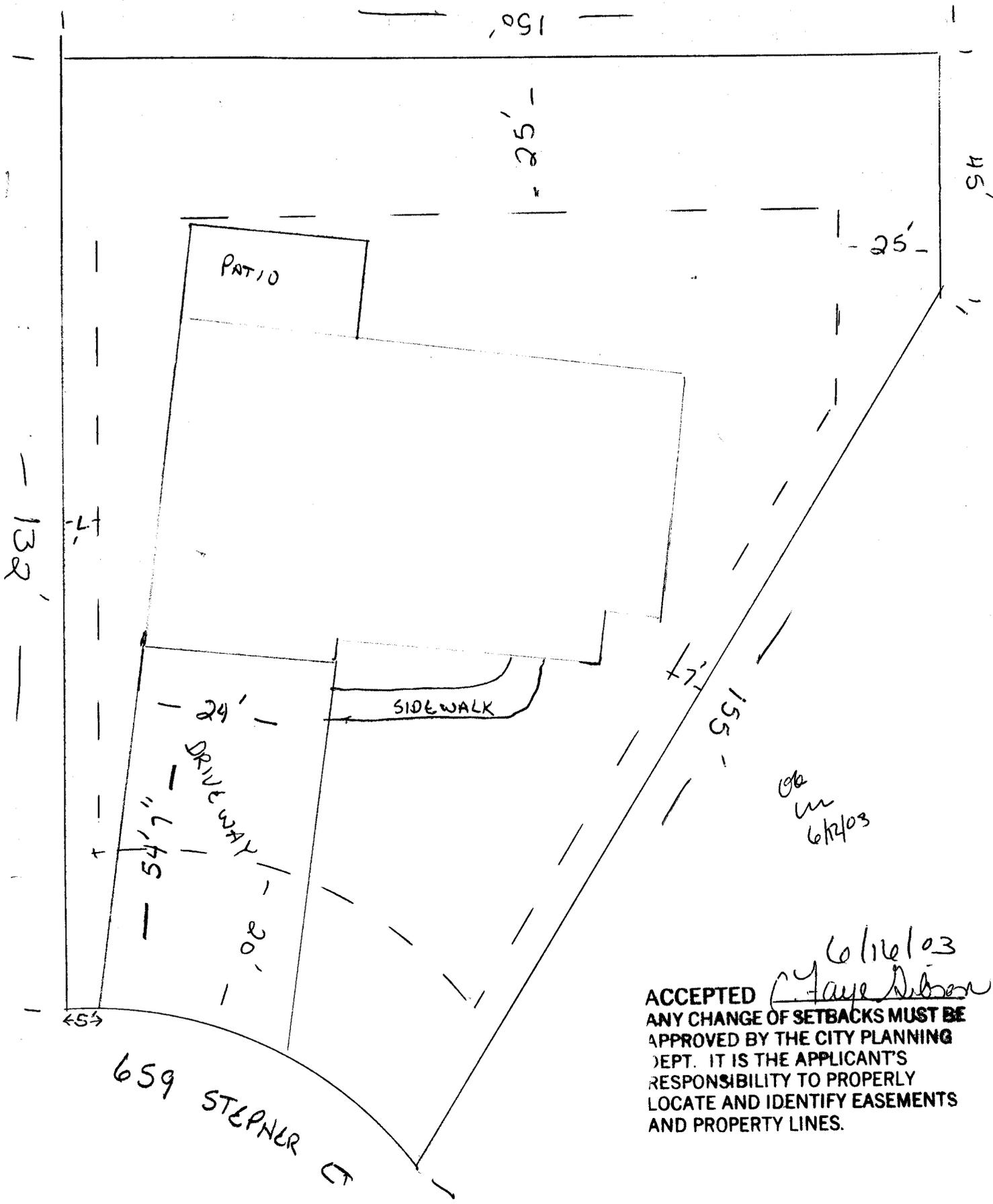
Applicant Signature John Green Date 6-11-03

Department Approval J. C. Faye Gibson Date 6/16/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>10/90</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/16/03</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)



66  
in  
6/12/03

6/16/03  
*C. Faye Gibson*

**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.**