

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

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

BLDG PERMIT NO. 89586



Your Bridge to a Better Community

BLDG ADDRESS 660 Stepher Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2565  
 TAX SCHEDULE NO. 2947152-39-005 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Independence Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2565  
 FILING 1 BLK 1 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Tim & Rebecca Roseberry NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 765 25 Rd USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 243-3321 DESCRIPTION OF WORK & INTENDED USE New residential Single family home  
 (2) APPLICANT J.G. Madzahn Const, Inc. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3020 Brookcliff Ave  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_  
 (2) TELEPHONE 434-6069

**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 60%  
 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 1402 TRAFFIC 88 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 [Signature] Date 5-7-03  
 Department Approval [Signature] Date 5/14/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16059</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/14/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

ACCEPTED *Vista Aragon* 5/14/03  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES

J.G. Molzahn Construction, Inc.  
 Grand Jet, CO 81504  
 970.434.6069

Lot 4, Block 1  
 Independence Heights  
 660 Stepher Ct.

FINISHED GRADE Elevation is pre-set by Developer and recorded with building department. TOFW will be surveyed by Vista Engineering.

dl  
 cu  
 5/13/03

Rebar/Plastic Cap  
 18478 in Concrete

\$89,540

