

FEE \$	10.00
TCP \$	0
SIF \$	0

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

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



Your Bridge to a Better Community

①

BLDG ADDRESS 2061 STAGECOACH SQ. FT. OF PROPOSED BLDGS/ADDITION 909

TAX SCHEDULE NO. 2947-151-40-003 SQ. FT. OF EXISTING BLDGS ~~1900~~ 2400

SUBDIVISION INDEPENDENCE RANCA TOTAL SQ. FT. OF EXISTING & PROPOSED 3309

FILING 5 BLK 2 LOT 3

NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction

(1) OWNER KEVIN LEMAY

(1) ADDRESS 2061 STAGECOACH

(1) TELEPHONE 257-9114

USE OF EXISTING BUILDINGS Residence

(2) APPLICANT FISHER CONST.

DESCRIPTION OF WORK & INTENDED USE Addition

(2) ADDRESS 653 20 1/2 RD.

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

(2) TELEPHONE 256-4640

**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 PD Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO   
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 \_\_\_\_\_

Department Approval [Signature] Date 5/18/04

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>5/18/04</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)

112.43'

5/18/04

C. Faye Hall

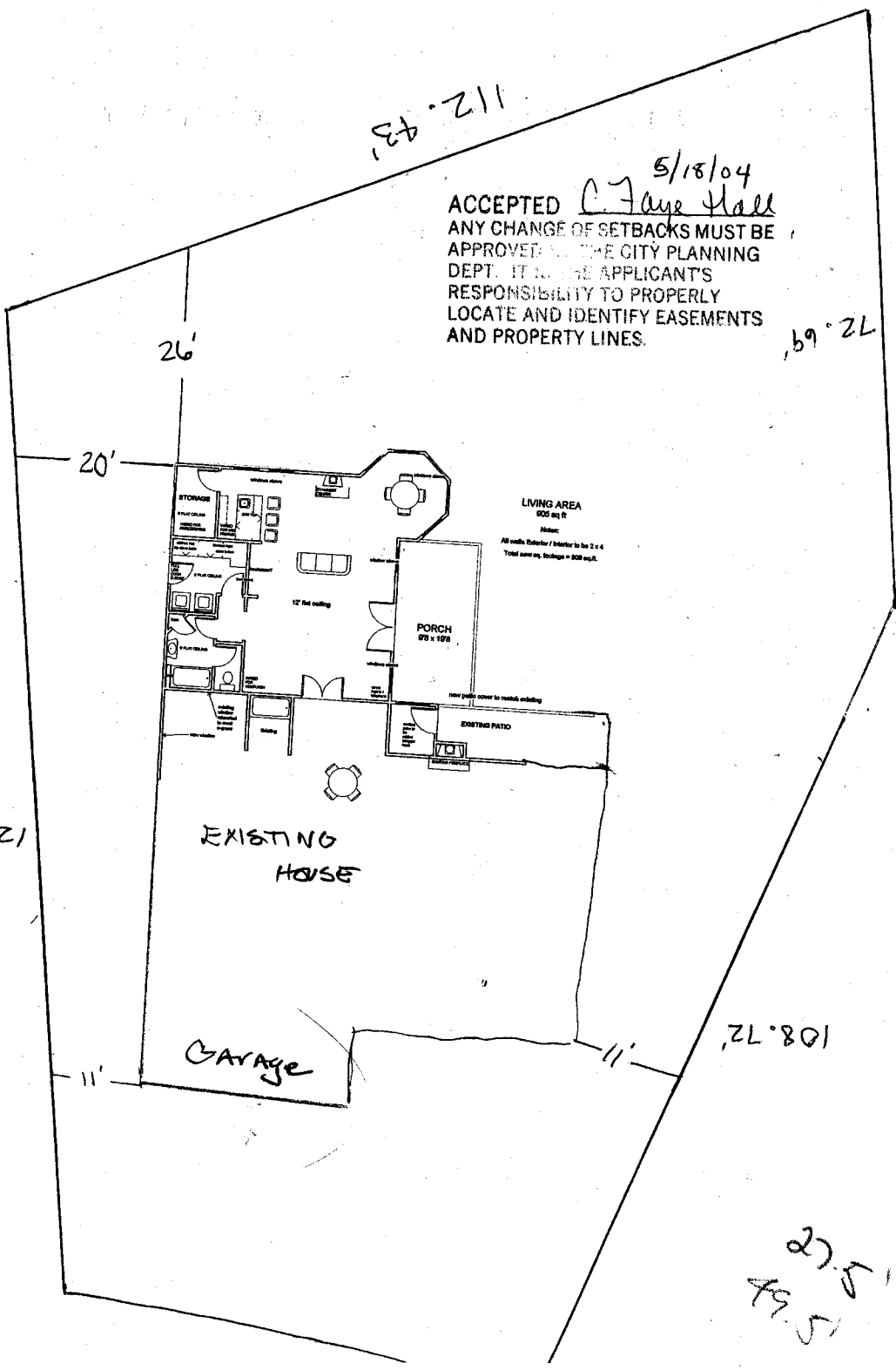
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

69.2L

26'

20'

10.12/



EXISTING HOUSE

GARAGE

LIVING AREA  
500 sq ft

PORCH  
93 x 128

EXISTING PATIO

108.72'

27.5'  
49.5'