

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 64711

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Lane

BLDG ADDRESS 2040 Point Pine ~~Trail~~ TAX SCHEDULE NO. 2947-152-29-000

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100

FILING 3 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Bennett Construction NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 833 24 1/2 RD NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-0795 USE OF EXISTING BLDGS —

(2) APPLICANT John Bennett DESCRIPTION OF WORK AND INTENDED USE: New

(2) ADDRESS 833 24 1/2 RD Home.

(2) TELEPHONE 241-0795

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty 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 PR-2.4 Maximum coverage of lot by structures 45%

SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
or — from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions —

Maximum Height 32' CENSUS 1402 TRAFFIC 89 ANN# —

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Bennett Date June 22, 98

Department Approval X. Valdez Date 6-30-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11412

Utility Accounting Abandoned Date 6-30-98

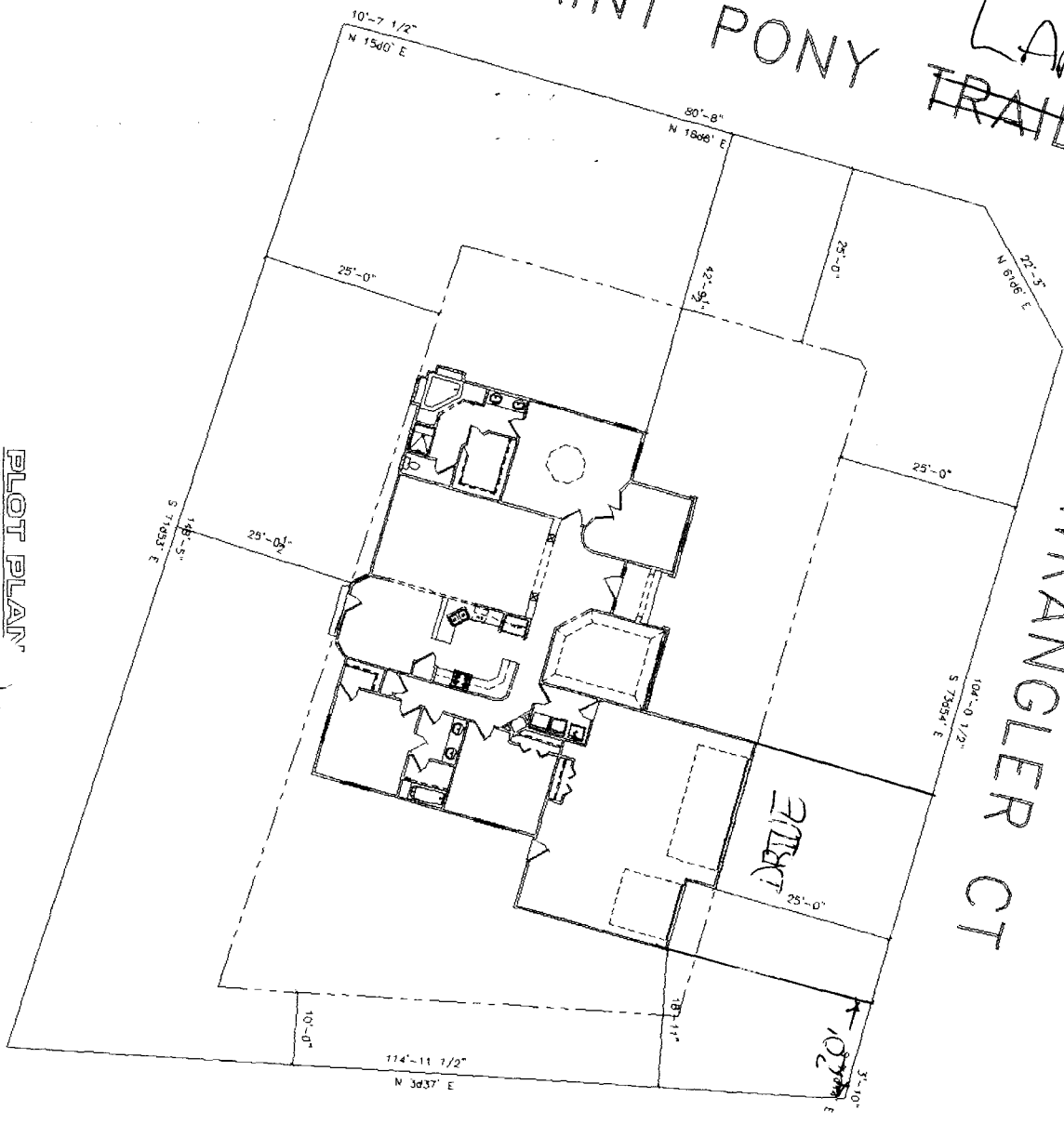
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

PAINT PONY LANE TRAIL

BLOCK 2
LOT 2
INDEPENDENCE RANCH

WRANGLER CT



SCALE: 1/8" = 1'-0" (EXCEPT WHERE SHOWN OTHERWISE)

ACCEPTED *XV-30-98*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVEWAY LOCATION OK
W. Ashburn 6/22/98