

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 67437

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



BLDG ADDRESS 2025 STEINBO TAX SCHEDULE NO. 2947-152-29000 ³⁴⁻⁰⁰⁶ ~~FACT OF~~

SUBDIVISION INDEPENDENCE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2114

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

(1) OWNER BEUNETT CONST NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

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

(1) TELEPHONE 241-0795 USE OF EXISTING BLDGS Single Family

(2) APPLICANT LARRY BENNETT DESCRIPTION OF WORK AND INTENDED USE:
New Single Family

(2) ADDRESS Same

(2) TELEPHONE "

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all ropery 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 PH-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 K02 TRAFFIC 08 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 [Signature] Date 10-22-98

Department Approval [Signature] Date 11-5-98

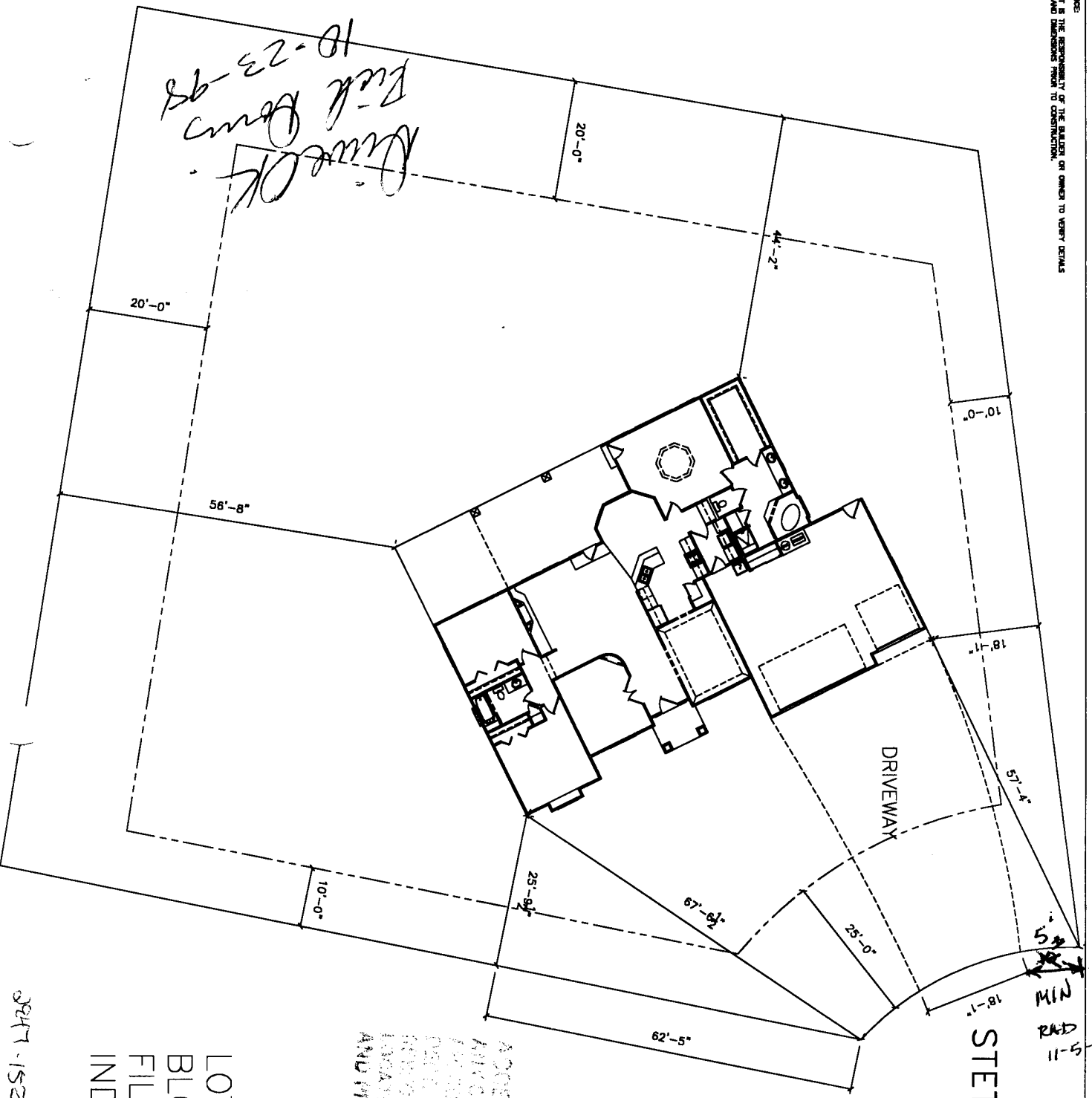
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11729

Utility Accounting [Signature] Date 11/5/98

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)

NOTES:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
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ACCEPTED KV 11-5-98
ANY CHANGE OF DIMENSIONS MUST BE
FOR THE CITY PLANNING
AND LIABILITY TO PROPERTY
AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

LOT 6
BLOCK 3
FILING 3
INDEPENDENCE RANCH

3847-152-35 000 Pd

MIN
RAD
11-5-98