

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 07057

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2027 Stetson Ct TAX SCHEDULE NO. 2947-152-29-007
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 3 BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Bennett Construction NO. OF DWELLING UNITS
 BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 833 24 1/2 RD
 (1) TELEPHONE 241-0795 NO. OF BLDGS ON PARCEL
 BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Bennett Construction USE OF EXISTING BLDGS —
 (2) ADDRESS 833 24 1/2 RD DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 241-0795 Home

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 PR 2.4 Maximum coverage of lot by structures —
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
 or — from center of ROW, whichever is greater Special Conditions —
 Side 10' from PL Rear 20' from PL
 Maximum Height 32'
 CENSUS 1402 TRAFFIC BB ANN# —

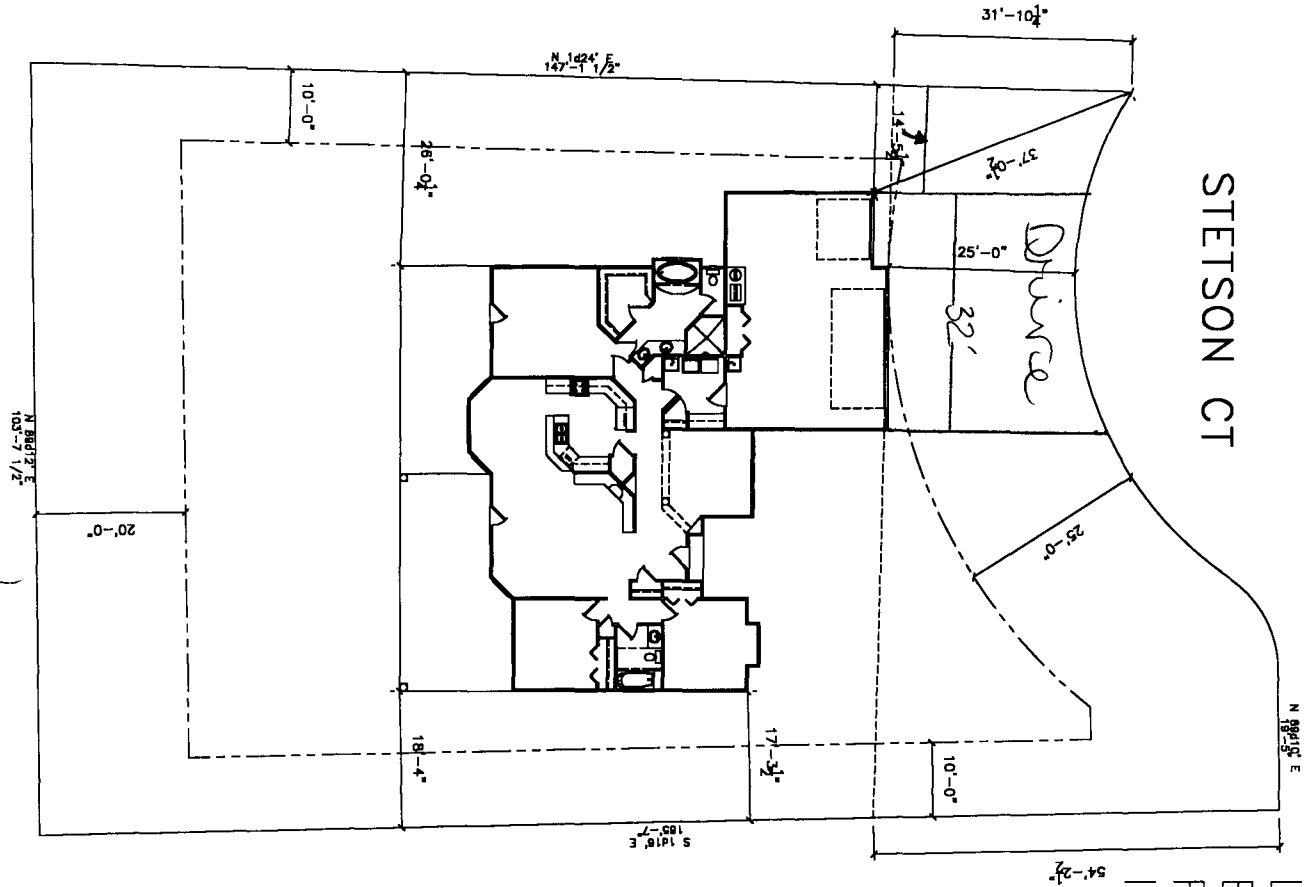
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 9-28-98
 Department Approval Antonia Costello Date 10-7-98
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11660
 Utility Accounting [Signature] Date 10/7/98
 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 MAJOR OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.



STETSON CT

LOT 7
BLOCK 3
FILING 3
INDEPENDENCE RANCH

ACCEPTED SLC 10-7-98
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.

*Drive OK
Rick Davis
9-28-98*

DATE	10-7-98
BY	SLC
FOR	APPROVAL
PROJECT	INDEPENDENCE RANCH
SCALE	AS SHOWN
SHEET	3

BENNETT CONSTRUCTION
PLOTPLAN



Auto DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (870) 241-8782

REVISIONS	
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