

FEE \$	0
TCP \$	
SIF \$	292



BLDG PERMIT NO. 66874

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2028 Stetson Ct. TAX SCHEDULE NO. 2947-152-34-004
 SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2149
 FILING 3 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER DISPACI, DEVE NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 800 BELFORD
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-1040
 USE OF EXISTING BLDGS NEW RES
 (2) APPLICANT MURKITT SIXBEY DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2337 PROMONTORY
 (2) TELEPHONE 241-5164 250-1712 NEW RES

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 4570
 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 88 ANNEX# _____

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).

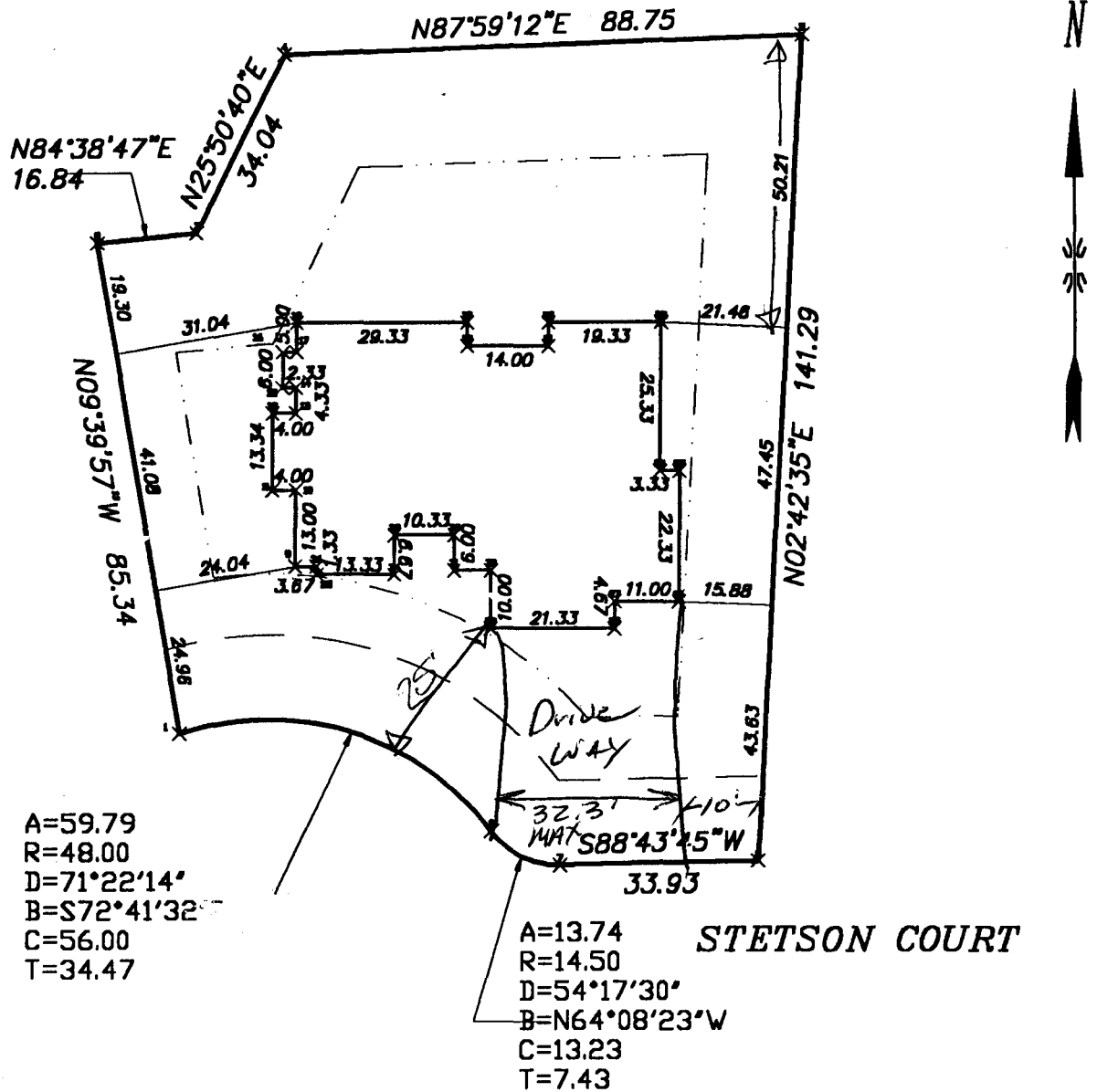
Applicant Signature [Signature] Date 9-11-98
 Department Approval [Signature] Date 9-17-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11603
 Utility Accounting [Signature] Date 9-17-98

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)

ACCEPTED 9-17-98 *KV*
 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
 9-14-98*

**HOUSE STAKE LOT 4 BLK 3 INDEPENDENCE RANCH SUB. FILING 3
 O/S BLDG CORNERS**

FOR: MERRITT	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY:
SCALE: 		DRAWN BY:
DATE: 8/31/98		ACAD ID: IR3L4B3
		SHEET NO.
		FILE: 98240