

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 44407

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2029 Stetson CT TAX SCHEDULE NO. 2947-152-31-013

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1996

FILING 3 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) _____

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

(1) ADDRESS 380 Hillview Dr

(1) TELEPHONE 242-4125 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT same USE OF EXISTING BLDGS Residential Home

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____

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 45%

SETBACKS: Front 25' from property line (PL)
or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL

Maximum Height 32'

Parking Req't _____

Special Conditions _____

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 Rikki G. New Date 8-28-98

Department Approval Mika Pelletier Date 8/31/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11559

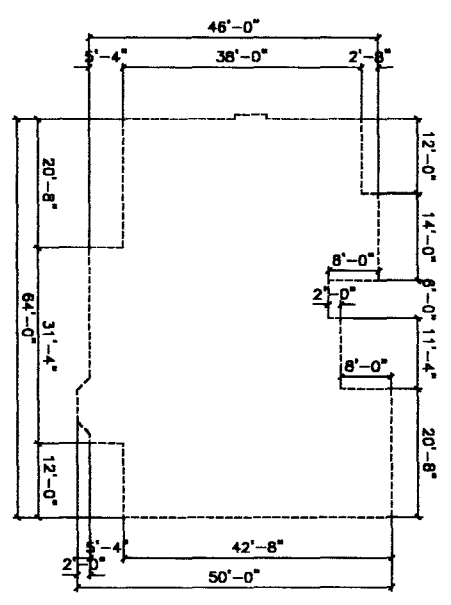
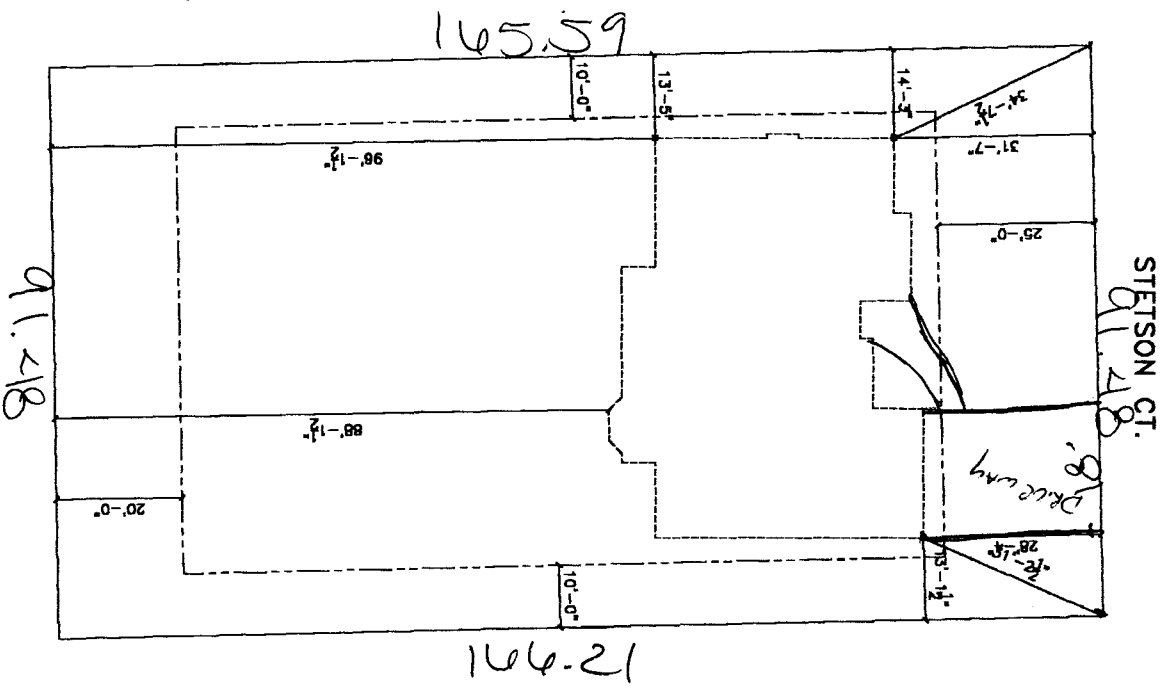
Utility Accounting Richardson Date 8-31-98

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)

LOT 8, BLOCK 3, FILING 3
STETSON CT.

*Done O.K.
Back Down 98
8-28-98*



ACCEPTED *MP* 8/31/98
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.

91.218
PLOT PLAN
SCALE 1" = 10' (EXCEPT WHERE NOTED)