

FEE \$	10.-
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 11531

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2030 STETSON CT TAX SCHEDULE NO. 2947-152.31.013

SUBDIVISION INDEPENDENCE PLACE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100

FILING 3 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER DAVE + SANDY ANDERSON NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS GRAND 3RD CO NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-5454 USE OF EXISTING BLDGS HOME

(2) APPLICANT DICTIONARY DESIGN BUILDERS DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 1255 2 RD (2) TELEPHONE 858-9091 NEW 1 1/2 STORY HOME W/3 CAR GARAGE

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
 Parking Req't _____

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 8/14/98

Department Approval Ronnie Edwards Date 8-20-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11540

Utility Accounting [Signature] Date 8-20-98

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)

93.2

LOT 3 BLOCK 3
STETSON CT.
INDEPENDENCE RANCH SUB.

ACCEPTED *Ronnie 8/20/98*
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.



NEW 2100 SQUARE FT. HOME

10' 6"

10' 6"

141.29

140.40

← DRIVEWAY →

10'
MIN

103.25

Driveway location O.K.
STETSON COURT

Rob Ramon

B-14-98