

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 166188

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2031 Stetson Ct TAX SCHEDULE NO. 2947-152-~~152-152~~ ^{31-013 portion of}

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000

FILING 3 BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0

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

(1) ADDRESS 833 24 1/2 RD

(1) TELEPHONE 241-0795 NO. OF BLDGS ON PARCEL BEFORE: 0 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 HCMC

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) Parking Req't 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 John Bennett Date July 28, 98

Department Approval Spunta Castella Date 7-28-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11480

Utility Accounting Adams Date 7-28-98

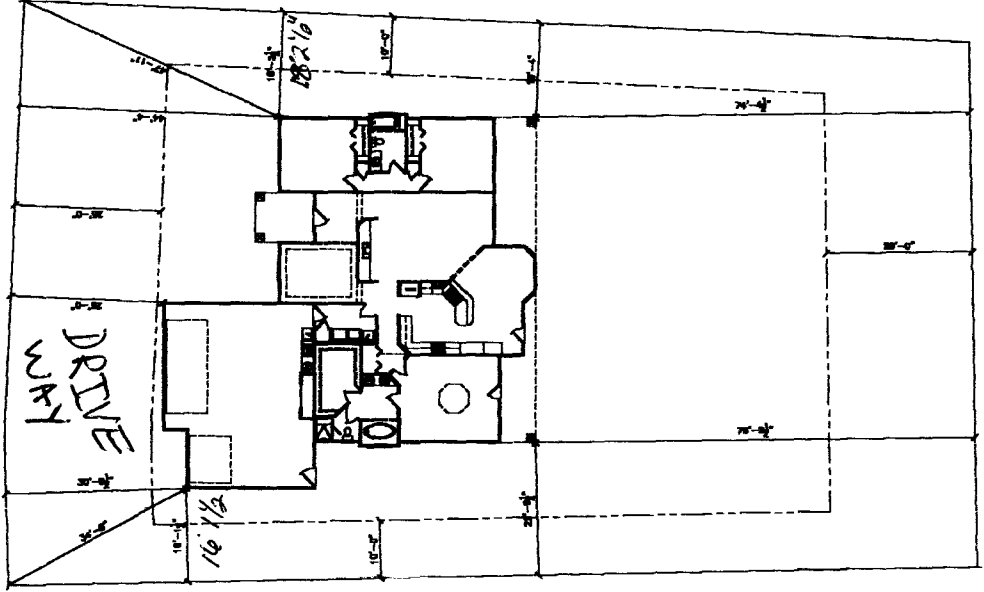
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

8/6/98
 R. Campbell
 TO OBTAIN VARIANCE
 TO PRESENTLY LOCATED ON

NOTES:
 1. IT IS THE RESPONSIBILITY OF THE BUILDERS OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

STETSON CT.



LOT 9, BLOCK 3, FILING 3
 STETSON CT.

ACCEPTED SLC 7-28-98
 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.

REVISIONS	

CONSTRUCTION AND SURVEYING
 (772) 341-0722
DRAFT

BENNETT CONSTRUCTION
 LOT 9, BLK 3, FILING 3

DATE OF
 APPROVAL
 PLANNING
 7-28-98
 1" = 10'
SHEET 3

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

