

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 606303

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

X

BLDG ADDRESS 2032 STETSON CT TAX SCHEDULE NO. 2947-152-~~31~~-~~130~~⁰¹³

SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24

FILING 3 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER TML ENTERPRISES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Box 2401

(1) TELEPHONE 248-9815 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT TML ENTERPRISES USE OF EXISTING BLDGS —

(2) ADDRESS Box 2401 DESCRIPTION OF WORK AND INTENDED USE: SINGLE FAMILY RES

(2) TELEPHONE 248-9815

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'mt 2

Side ~~10'~~ 10' from PL Rear 20' from PL Special Conditions —

Maximum Height 32 CENSUS 1402 TRAFFIC 88 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 [Signature] Date 6/26/98

Department Approval [Signature] Date 7-29-98

Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 11482

Utility Accounting [Signature] Date 7/29/98

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 II
BLOCK I

S 87° 26' 12" E

N 86° 34' 12" E

N 75° 21' 19" E

11.10'

57.70'

13.86'

ACCEPTED *AV* 7-29-98
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.

20' REAR SETBACK

10' SIDE SETBACK

N



SCALE: 1" = 20'

LOT 2
BLOCK 3

LOT 1
BLOCK 3

LOT 3
BLOCK 3

140.40'

20.39'

126.38'

10' SIDE SETBACK

16.70'

N 01° 23' 52" W

16.88'

153.56'

14.02'

34.33'

25' FRONT SETBACK

21.59'

14' MULTI-PURPOSE EASEMENT

N 87° 34' 24" W

100.72'

101.42'

14.33'

- Δ = 00° 41' 36"
- R = 322.00'
- L = 3.90'
- T = 1.95'
- C = 3.90'
- CB = N 87° 55' 13" W

STETSON COURT

Driveway location acceptable
Rich Davis 7-27-98

JOB NO. 8367-12