

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 67100

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2033 Stetson Ct. TAX SCHEDULE NO. 2947-352-34010  
 SUBDIVISION Independance Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,100  
 FILING 3 BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Todd Holgate NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2936 GR  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-6270  
 (2) APPLICANT Todd Holgate USE OF EXISTING BLDGS Single Family Residential  
 (2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE: Single  
 (2) TELEPHONE " Family home

**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 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2 spaces  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32'  
 CENSUS 1402 TRAFFIC 65 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 Todd Holgate Date \_\_\_\_\_

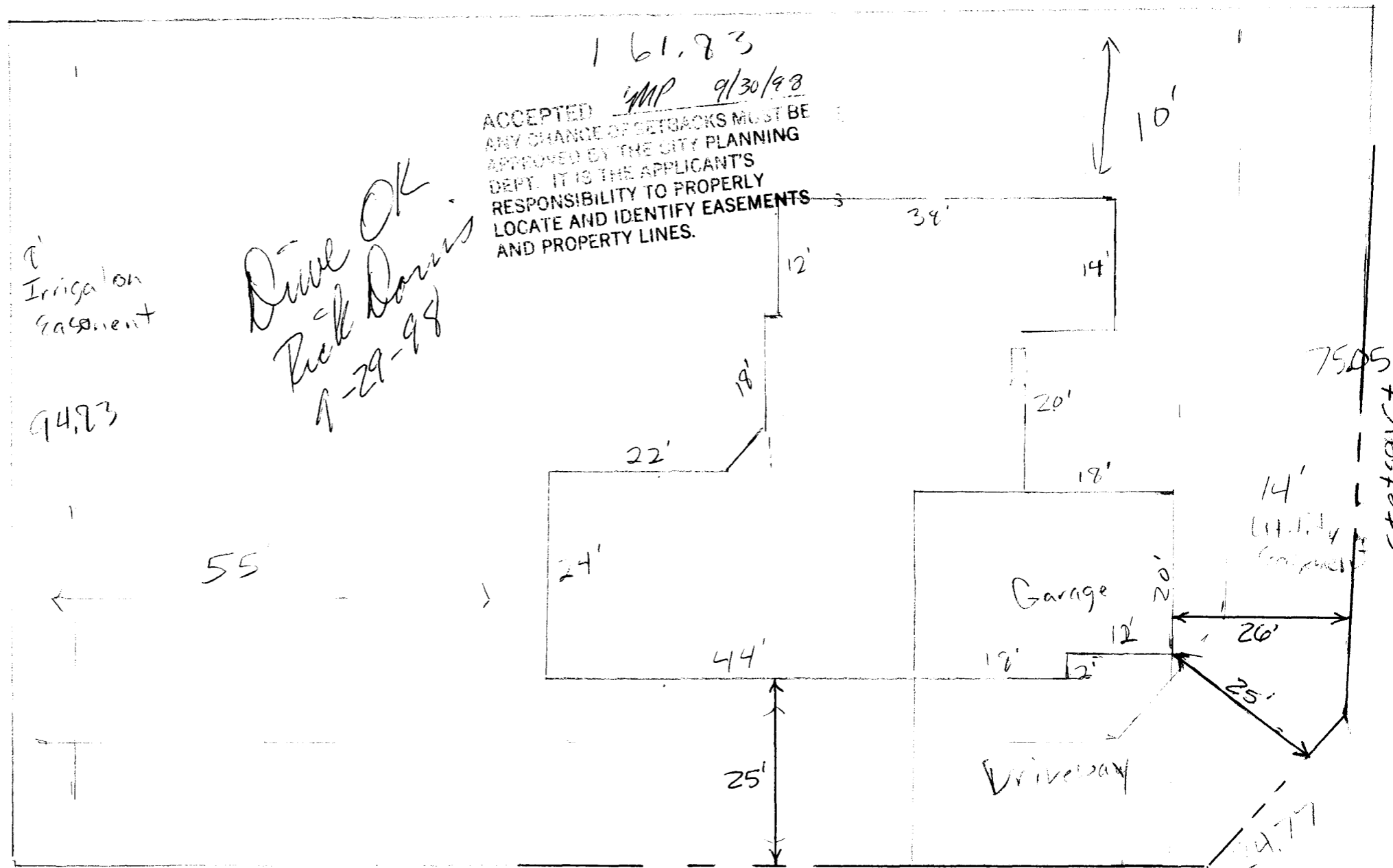
Department Approval Mike Pelletier Date 9/30/98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11629

Utility Accounting UD Date 9/30/98

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)



161.83  
 ACCEPTED UMP 9/30/98  
 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.

Drive OK  
 Rick Dennis  
 1-29-98

Irrigation easement  
 94.73

55'

136.61

Paint Pony Trail