

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 76698



Your Bridge to a Better Community

BLDG ADDRESS 2026 STETSON CT. SQ. FT. OF PROPOSED BLDGS/ADDITION LIVING 2235 / 774 GARAGE

TAX SCHEDULE NO. 2947-152-30-005 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION INDEPENDENCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED LIVING 2235 / 774 GARAGE

FILING 3 BLK 3 LOT 5 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction

(1) OWNER JENS, RON - CHARMAINE NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction

(1) ADDRESS 611 STONEGATE DR. USE OF EXISTING BUILDINGS N/A
G.S. CO. 81504

(1) TELEPHONE (970) 434-4355 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENTIAL STRUCTURE

(2) APPLICANT SAME, OWNER TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(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) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS #1402 TRAFFIC 88 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 8-21-00

Department Approval Ronnie Edwards Date 8-25-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13348</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/25/00</u>

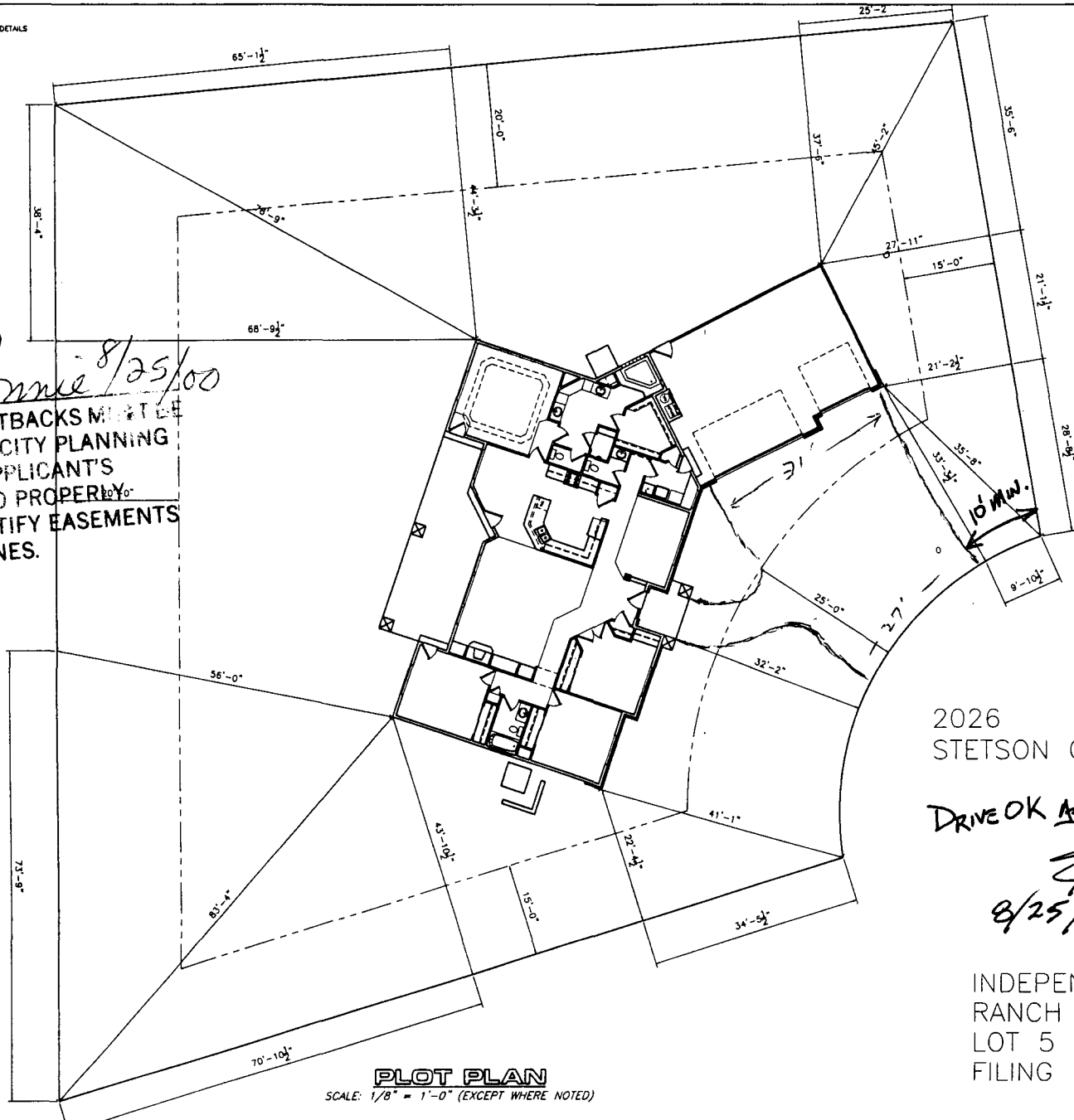
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOTICE:

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

ACCEPTED *Ronnie 8/25/00*
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.



PLOT PLAN

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

2026
STETSON COURT

DRIVE OK AS DIMENSIONED

JH
8/25/00

INDEPENDENCE
RANCH
LOT 5 — BLOCK 3
FILING 3

17, 39, 71

NO.	DATE	DESCRIPTION
1	7-25-00	
2	8-14-00	
3	8-17-00	
4	8-25-00	
5		
6		
7		

AUTO DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-8782

THE JENS RESIDENCE
PLOT PLAN

DRAWN BY
AUTO DRAFT
FILE NAME
DATE
6-7-00
SCALE
1/8" = 1'-0"
SHEET 3