

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

# PLANNING CLEARANCE

BLDG PERMIT NO. 67437

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



Your Bridge to a Better Community

BLDG ADDRESS 2025 STETSON CT SQ. FT. OF PROPOSED BLDGS/ADDITION 144

TAX SCHEDULE NO. 2947152 34-006 SQ. FT. OF EXISTING BLDGS 2114

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2258

FILING 3 BLK 3 LOT 6 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER WAYNE HALHQAN NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 2025 STETSON CT USE OF EXISTING BUILDINGS Domestic

(1) TELEPHONE 241 8671 DESCRIPTION OF WORK & INTENDED USE Storage Shed

(2) APPLICANT Wayne Halhqan TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2025 Stetson Ct.  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 241-8671  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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 PD Maximum coverage of lot by structures 4590

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_ NO \_\_\_  
 or \_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 1402 TRAFFIC 88 ANNX# \_\_\_\_\_

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 Wayne Halhqan Date 8-10-01

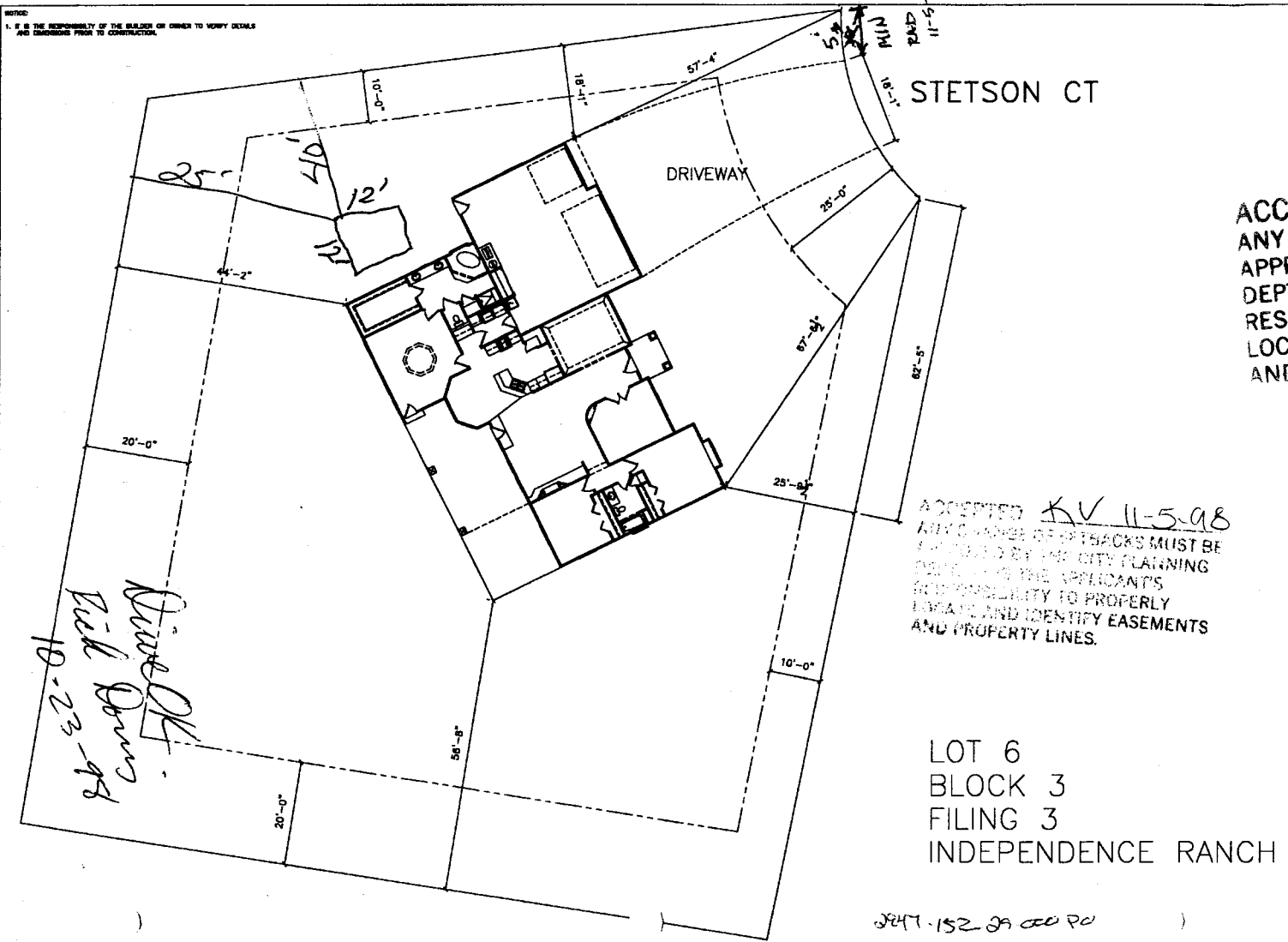
Department Approval C. Taysen Date 8-10-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. Existing - 2501
Utility Accounting	<u>Rachel Hart</u>	Date	<u>8/10/01</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.



88-5-11  
DATE

STETSON CT

DRIVEWAY

8/10/01  
*May Wilson*  
ACCEPTED  
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

ACCEPTED *KV 11-5-98*  
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AND PROPERTY LINES.

LOT 6  
BLOCK 3  
FILING 3  
INDEPENDENCE RANCH

*Done OK  
Rick Brown  
10-23-98*

JEHT-152 JA OOO PO