

FEE \$ 10.00  
 TCP \$ —  
 SIF \$ 292.—



BLDG PERMIT NO. 02427

**PLANNING CLEARANCE**

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

BLDG ADDRESS 671 Independence Ranch Rd TAX SCHEDULE NO. 2947-151.00.014  
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400  
 FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Fred Bishop NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 375 S Camp Rd  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-8468 USE OF EXISTING BLDGS NO  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ New 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 PR2.4 Maximum coverage of lot by structures 6000'  
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 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 107 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 \_\_\_\_\_ Date 10/16/97  
 Department Approval \_\_\_\_\_ Date 10/17/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10631  
 Utility Accounting Obtained Date 10-17-97

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

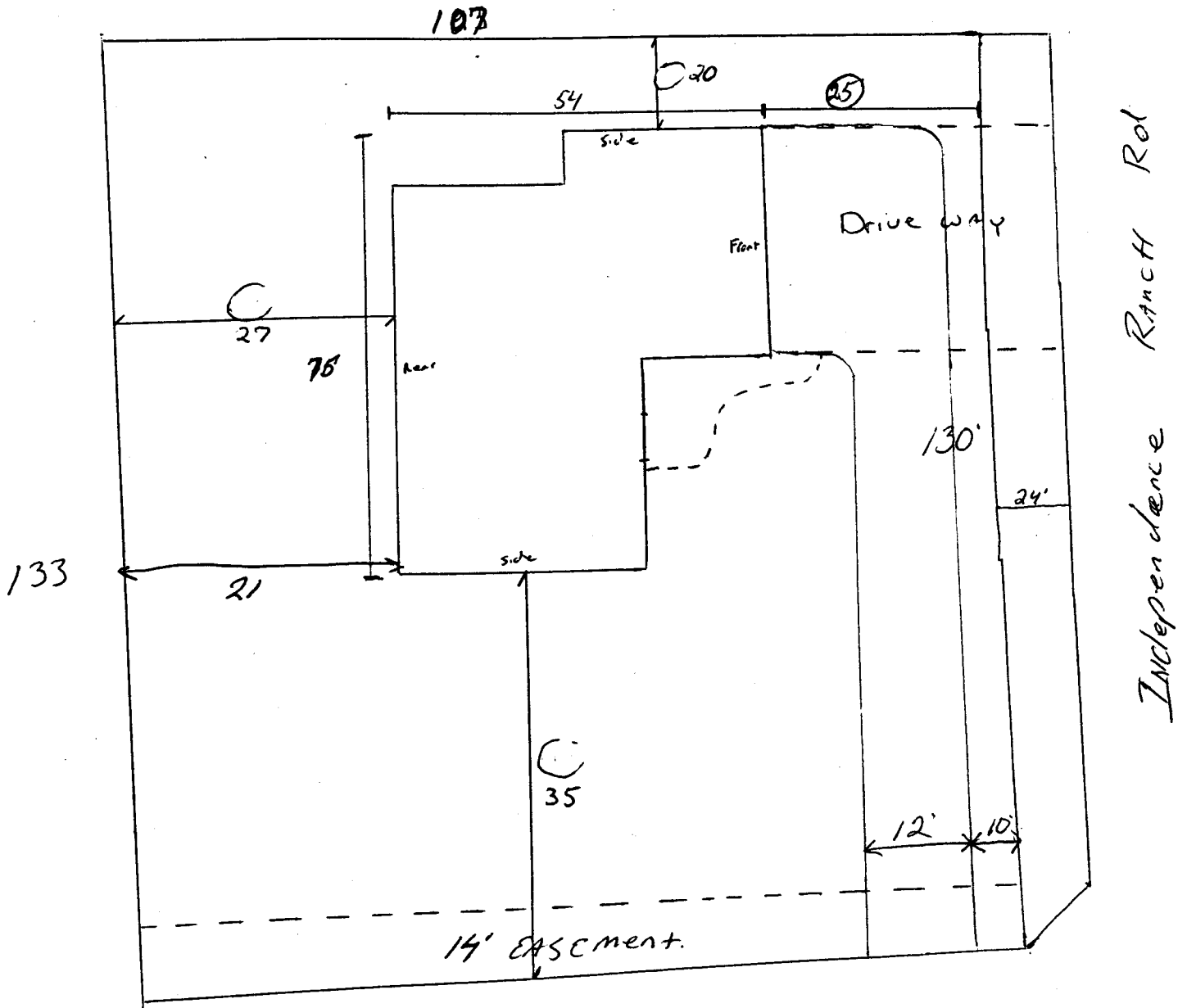
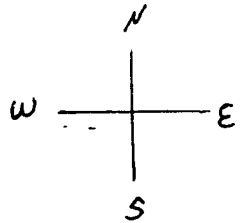
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

671 Independence RANCH

Block - 1

Lot - 4

Filling - 1



Set Backs

- Front 25
- side 10
- Rear 20

100'  
WRANGLER  
WAY  
DRIVEWAY LOCATION  
O.K. *W. DeWick*  
10/17/97

ACCEPTED *[Signature]* 10-17-97  
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.