

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 602427

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

BLDG ADDRESS 672 INDEPENDENCE RANCH RD. TAX SCHEDULE NO. 2947-152-00-014

SUBDIVISION INDEPENDENCE RANCH SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1832 Home

FILING 1 BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER CHIEF CONST. INC. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 515 B So. Broadway 81503 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 255-1376 USE OF EXISTING BLDGS _____

(2) APPLICANT JEFF WILKINSON DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) ADDRESS SAME S/F DETACHED

(2) TELEPHONE 250-4554

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 6000 #

SETBACKS: Front 25' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height 32' CENSUS 1402 TRAFFIC 89 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 10-14-97

Department Approval [Signature] Date 10-14-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10621

Utility Accounting [Signature] Date 10-14-97

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

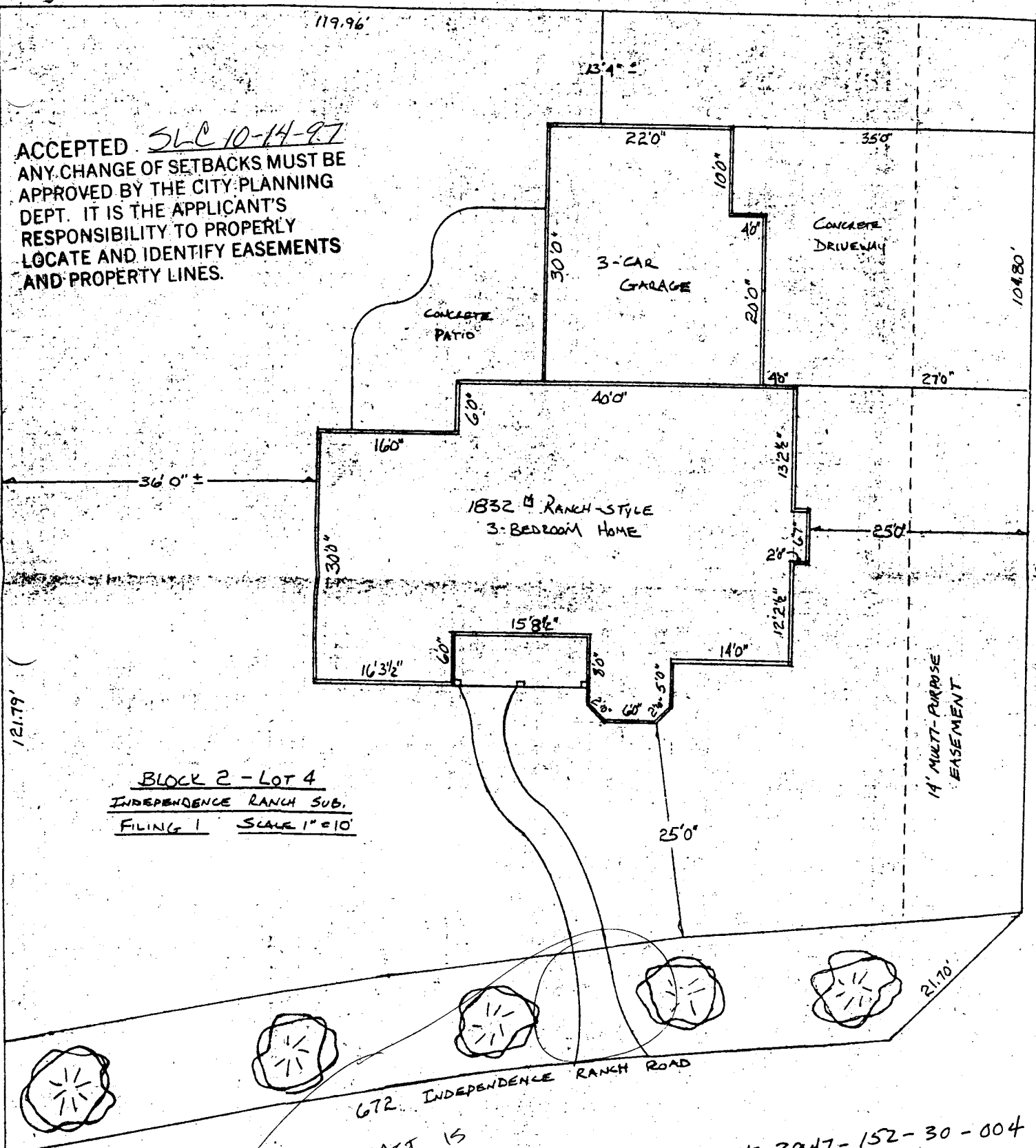
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NORTH

119.96'

13.4°

ACCEPTED SLC 10-14-97
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.



BLOCK 2 - LOT 4
INDEPENDENCE RANCH SUB.
FILING 1 SCALE 1" = 10'

672 INDEPENDENCE RANCH ROAD

THIS TRACT IS OWNED BY HOA. NEED THEIR PERMISSION FOR THIS SIDEWALK

Tax ID # 2947-152-30-004

DRIVEWAY LOCATION O.K.
ll Ashlock 10/10/97

WRANGLER COURT

14' MULTI-PURPOSE EASEMENT

CONCRETE DRIVEWAY

3-CAR GARAGE

CONCRETE PATIO

1832 sq RANCH-STYLE 3-BEDROOM HOME

12.179'

36'0" ±

22'0"

35'0"

104'80"

30'0"

10'0"

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