

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 61552

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



BLDG ADDRESS 2026 WRANGLER WAY TAX SCHEDULE NO. 2947-152-00-014
 SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1896
 FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER E. PERRY CONST. INC. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 472 SANTEE ST.
 (1) TELEPHONE 970 - 523-4207 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT ERIC A. PERRY USE OF EXISTING BLDGS NA
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) TELEPHONE SAME CONSTRUCTION / SINGLE FAMILY

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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height 32'
 CENSUS 1402 TRAFFIC 88 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 [Signature] Date 8-11-97

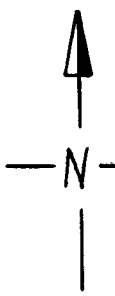
Department Approval Ronnie Edwards Date 8-18-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10474

Utility Accounting [Signature] Date 8/18/97

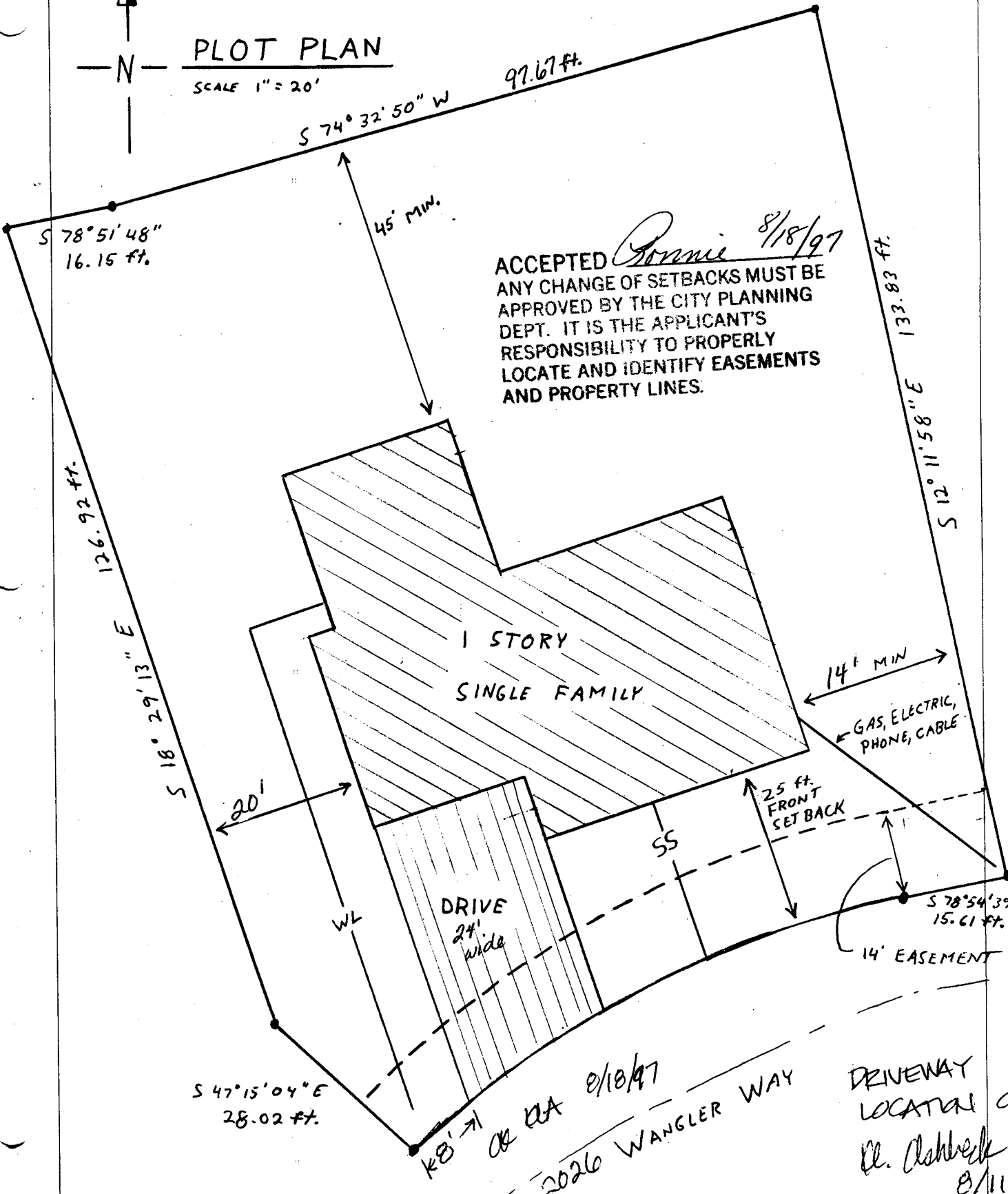
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



PLOT PLAN

SCALE 1" = 20'



ACCEPTED *Ronnie* 8/18/97
 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.

1 STORY
 SINGLE FAMILY

DRIVE
 24' wide

14' MIN
 GAS, ELECTRIC,
 PHONE, CABLE

25 FT.
 FRONT
 SETBACK

14' EASEMENT

S 47° 15' 04" E
 28.02 ft.

KB' →
 OR OA 8/18/97
 2026 WRANGLER WAY

DRIVENWAY
 LOCATION O.K.
 Bl. Ashbeck
 8/11/97

2026 WRANGLER WAY GRAND JUNCTION CO 81503	LOT 5 BLK 1 INDEPENDENCE RANCH FILING No. 1	E. PERRY CONST. INC.
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