

FEE \$	10-
TCP \$	0
SIF \$	292-



BLDG PERMIT NO. 10775

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

31-004
~~10775~~
~~002~~

BLDG ADDRESS 2028 WRANGLER WAY TAX SCHEDULE NO. 2947-~~152~~-002

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1748

FILING 1 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Calvin Builders NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1879 Deer Park Cr. So. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 256-0890 USE OF EXISTING BLDGS 0

(2) APPLICANT Mark Calvin DESCRIPTION OF WORK AND INTENDED USE: New Residence

(2) ADDRESS 1879 Deer Park Cr. So. (2) TELEPHONE 256-0890

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 sqft

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

Side 10'5" from PL Rear 25' from PL Special Conditions

Maximum Height 32' CENSUS 1402 TRAFFIC 88 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 9/3/97

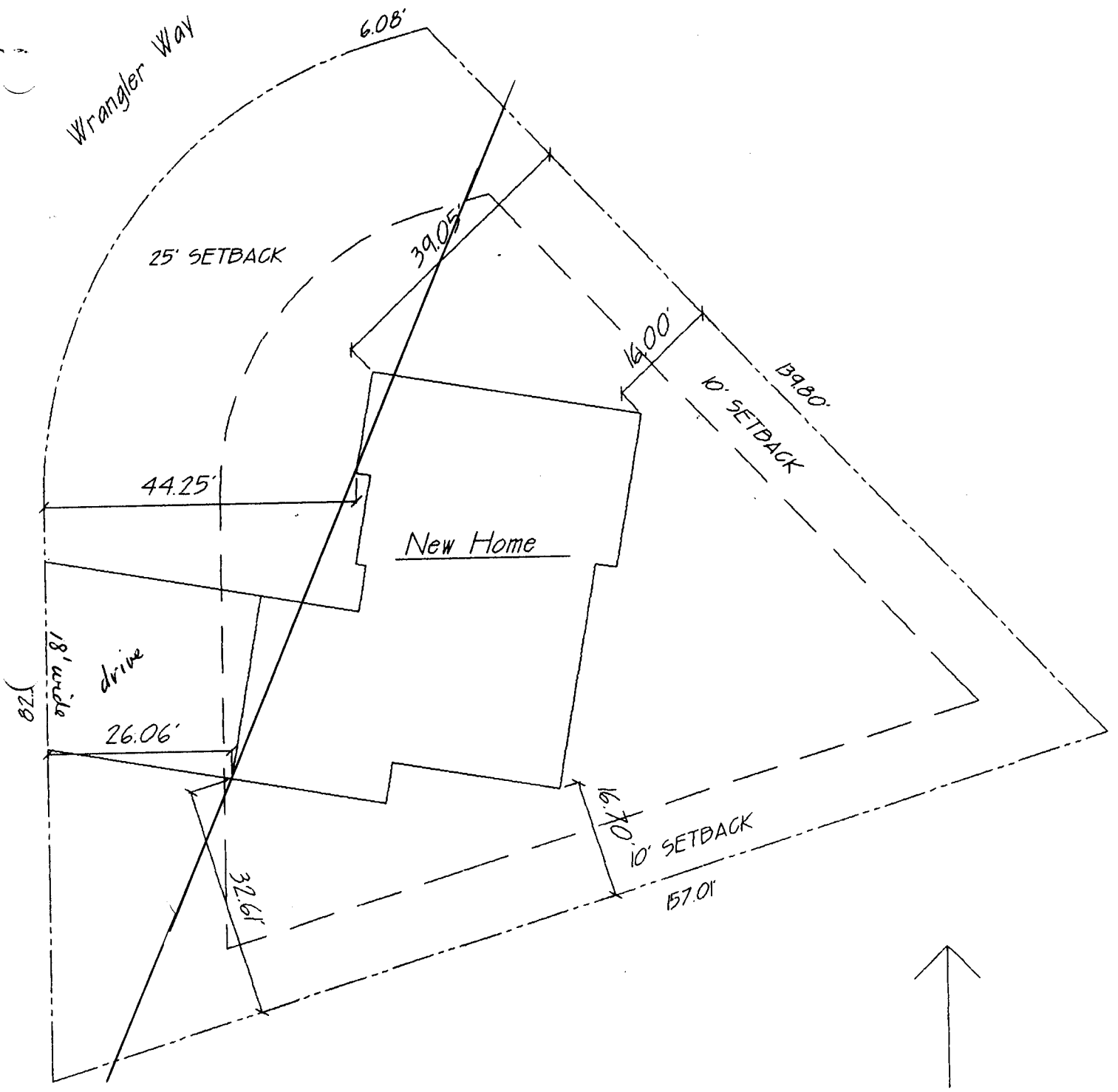
Department Approval [Signature] Date 9/3/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10522

Utility Accounting [Signature] Date 9-3-97

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)

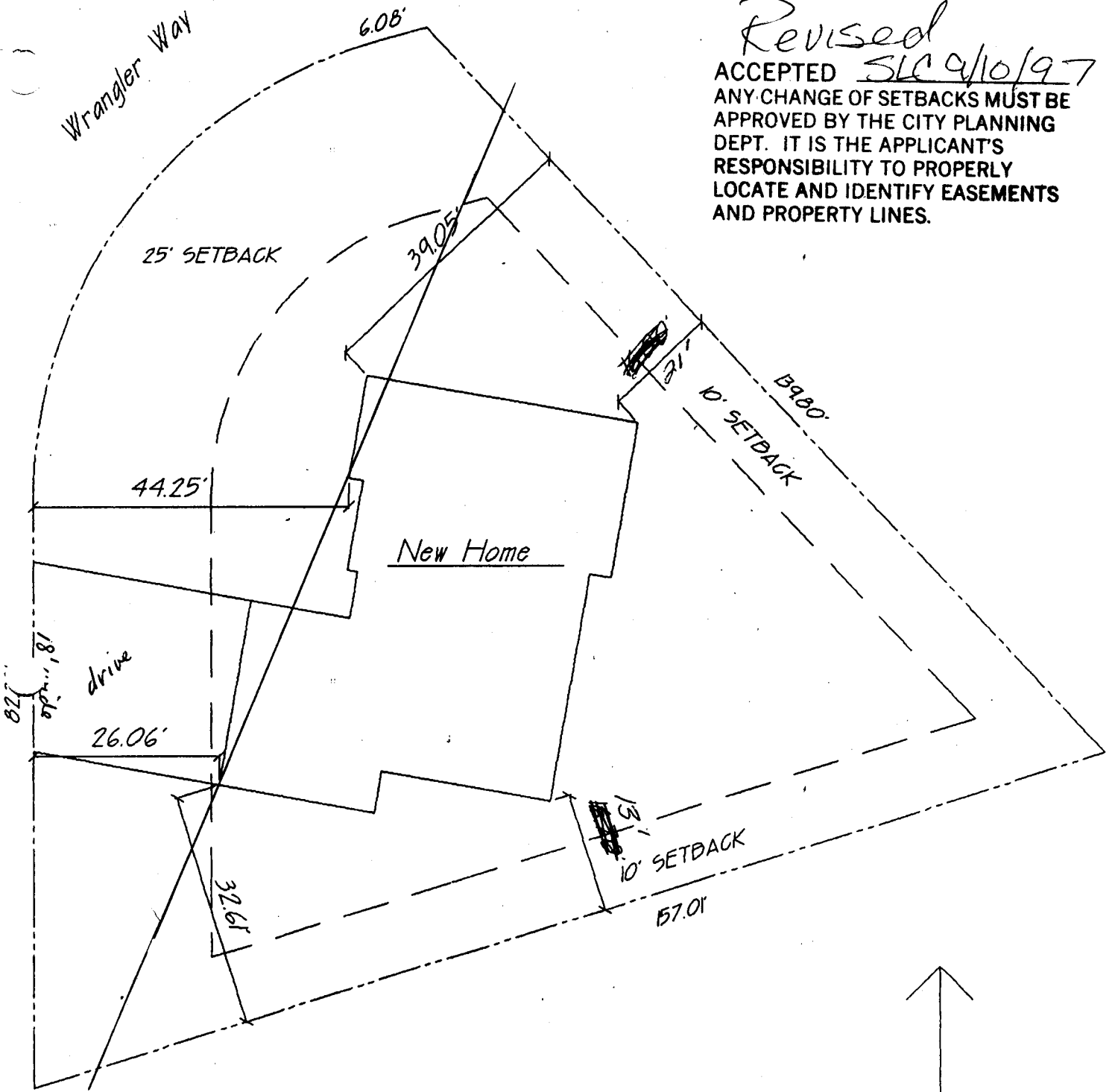


ACCEPTED SLC 9/13/97
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2028 Wrangler Way
 Lot 4, Block 3
 Independence Ranch Sub.
 Mark Calvin Builders L.L.C.

N
 SCALE: 1" = 20.00'
 DRIVEWAY LOCATION O.K.
 W. Ashbeck 9/13/97

Revised
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