

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 05110

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2031 WRANGLER TAX SCHEDULE NO. 2947-152-00-014
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2700
 FILING 1 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Ellie Dilbeck NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE _____ USE OF EXISTING BLDGS _____
 (2) APPLICANT Fred Bishop DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 305 S Camp Rd
 (2) TELEPHONE 243-8468 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 PR 2.4 Maximum coverage of lot by structures 6000^{sq}
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 25' from PL
 Maximum Height 32'
 CENSUS 1402 TRAFFIC 89 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).

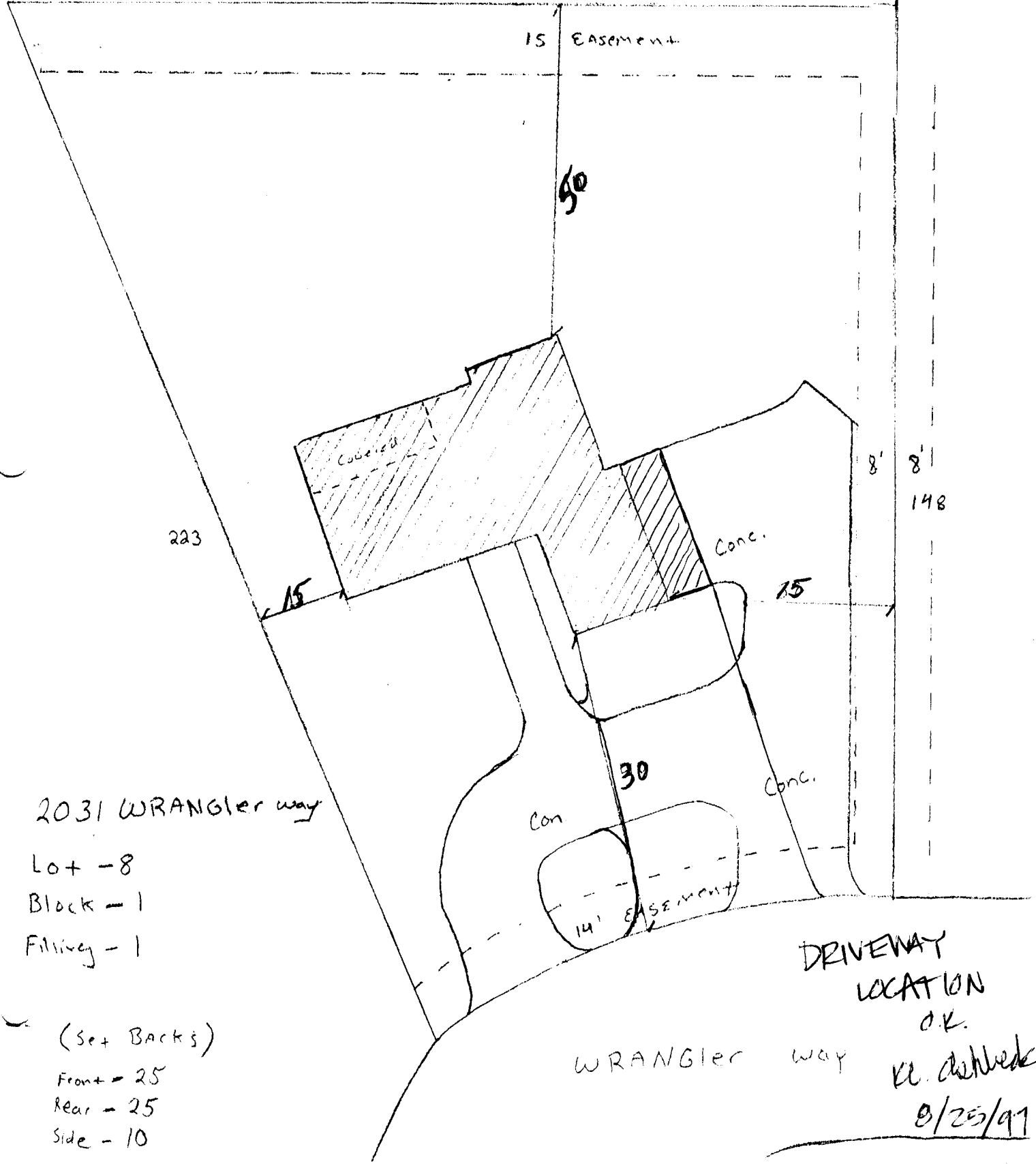
Applicant Signature [Signature] Date 8/2/97
 Department Approval [Signature] Date 8/9/97
 ^dditional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 00537
 Utility Accounting [Signature] Date 9/9/97

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 9/9/97
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.

185



223

15 EASEMENT

60

8' 8'
148

Conc.

15

30

Conc.

Con

14' EASEMENT

DRIVEWAY
LOCATION
O.K.

KE. Chubbuck

8/25/97

WRANGLER way

2031 WRANGLER way

Lot - 8
Block - 1
Filley - 1

(Set Backs)

Front - 25
Rear - 25
Side - 10

Covered