

Planning \$ <u>10⁻</u>	Drainage \$ <u>-</u>
TCP \$ <u>0</u>	School Impact \$ <u>292⁰⁰</u>

BLDG PERMIT NO. <u>61723</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2033 Wrasler Way TAX SCHEDULE NO. 2947-152-00-014

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2050

FILING 1 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Dusraeli Dave NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 800 Belford

(1) TELEPHONE 241 1040 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT Merritt Sirbey USE OF ALL EXISTING BLDGS New Res

(2) ADDRESS 2337 Promontory Court DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 241-5164 New Res

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE ~~PR-2.4~~ PR-2.4 Landscaping / Screening Required: YES _____ NO _____

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

Side 10 from PL Rear 25 from PL Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____ Census Tract _____ Traffic Zone _____ Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 8-23-97

Department Approval [Signature] Date 8/27/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10510

Utility Accounting [Signature] Date 8-27-97

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)

NOTICE: I, THE APPLICANT OF THIS PLOT OR OWNER TO VERIFY DETAILS AND DETERMINE PROPERTY OF ADJACENTS.

ACCEPTED *Ronnie* 8/27/97

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.

2033
Wrangler Way

INDEPENDENCE RANCH FILING 1
BLOCK 1, LOT 9

Driveway

WRANGLER WAY

DRIVEWAY LOCATION O.K.
De Dehede 8/22/97

3.8190 S
2/1 0-20

28'-0"

184'-7 1/2"
N 88°07' E

28'-0"

102'-2 1/2"
N 88°17' E

10'-0"

127'-8 1/2"

16'-0"

77'-8 1/2"

10'-0"

186'-11 1/2"
N 28°21' E

22'-0"

14'-0"

12'-0"

31'-8 1/2"

28'-0"

30'-0"

30'-0"

PLOT PLAN
1" = 10'