

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 62195

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

BLDG ADDRESS 2034 Wrangler Dr TAX SCHEDULE NO. 2947.152.00.014
 SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
 FILING 1 BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER LYNN BEMIS NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2112 N. 6th
 (1) TELEPHONE 245-1228 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT LYNN BEMIS USE OF EXISTING BLDGS ~~Single Family~~
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE Wk # 243-8150 Single Family Residence

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 PR2.4 Maximum coverage of lot by structures 6000%
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
 or — from center of ROW, whichever is greater
 Side 10' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENSUS 1402 TRAFFIC BB 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).

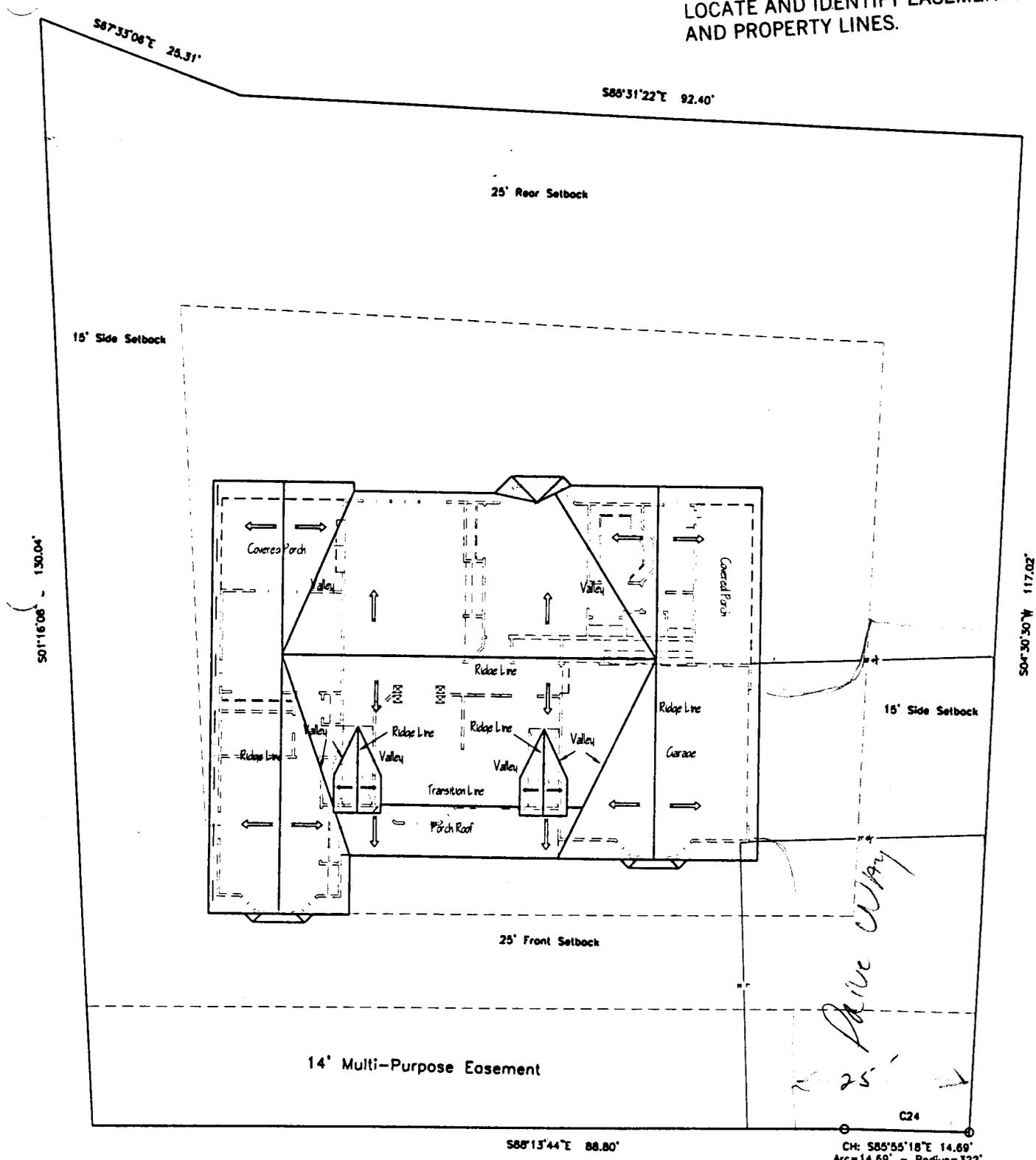
Applicant Signature [Signature] Date 9-16-97
 Department Approval [Signature] Date 9-25-97

Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. 10560
 Utility Accounting AM Cole Date 9/26/97

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 9/25/97
 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.



WRANGLER WAY

DRIVEWAY LOCATION O.K.

Handwritten signature
 9/25/97