

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



BLDG PERMIT NO. 61900

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

BLDG ADDRESS 2035 WRANGLER WAY TAX SCHEDULE NO. 2947-152-00-014

SUBDIVISION INDEPENDENCE PARKIT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2087

FILING 1 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER DARREN SPONER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 626 PIONEER RD

(1) TELEPHONE 243-4347 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME AS ABOVE USE OF EXISTING BLDGS SINGLE FAMILY

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ NEW CONSTRUCTION

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) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height 32' _____

CENSUS _____ TRAFFIC _____ 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 9/10/97

Department Approval Donnie Edwards Date 9/10/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10538

Utility Accounting Attended Date 9-10-97

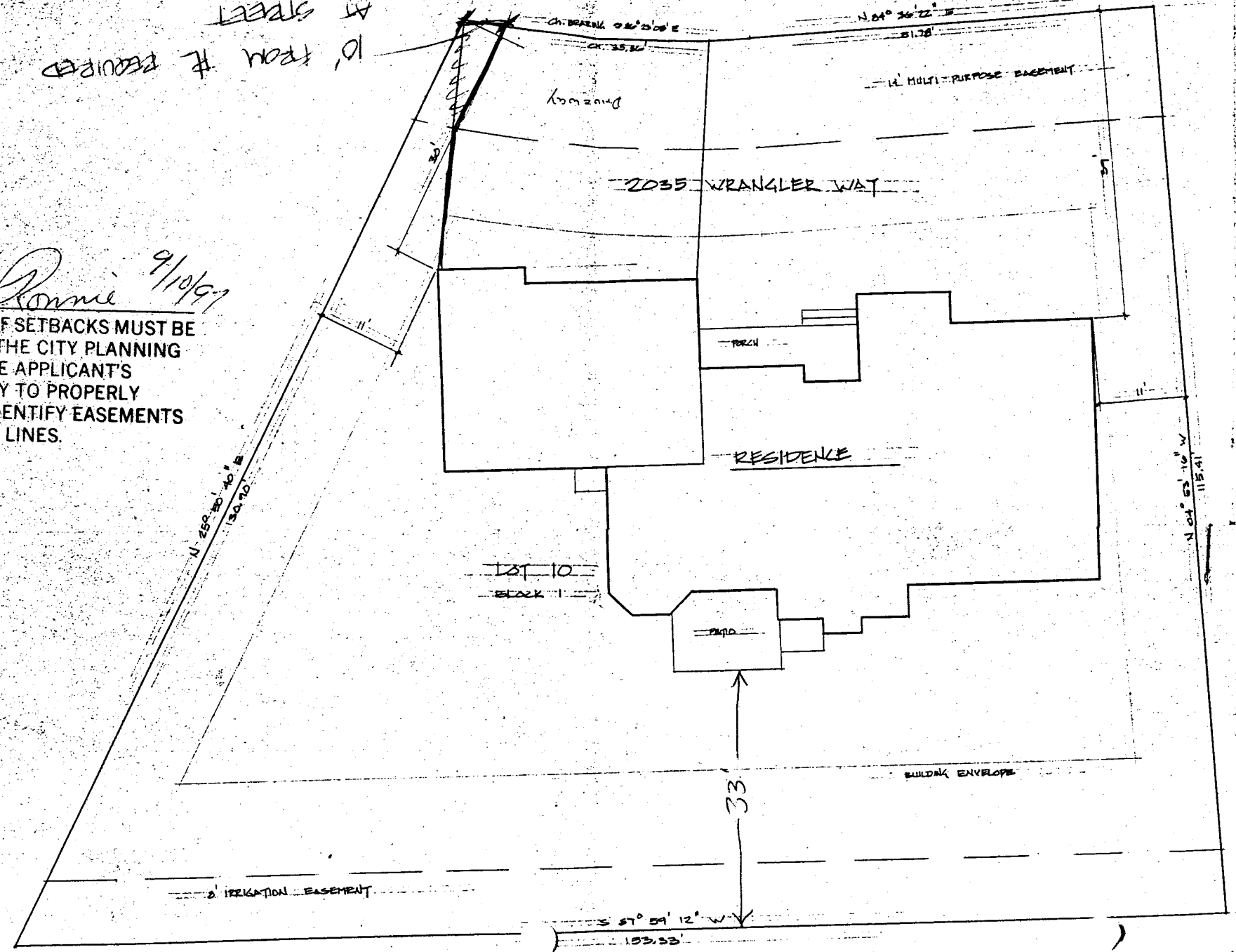
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

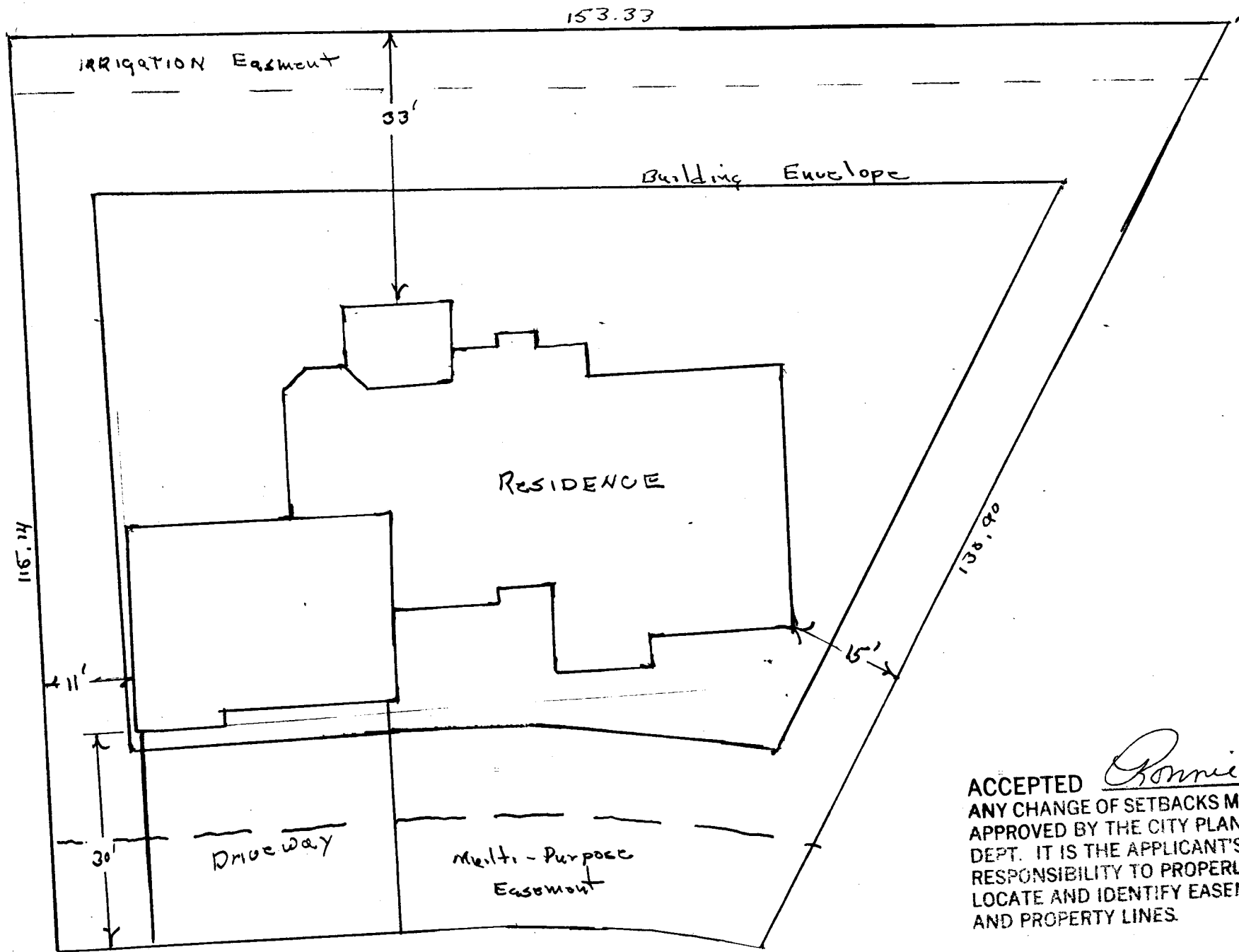
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2035 WRANGLER WAY

10' from # required at street

ACCEPTED *Ronnie* 9/10/97
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.





ACCEPTED *Ronnie 9/24/97*
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