

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 10210 03

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 2037 Wrangler Way TAX SCHEDULE NO. 2947-152-29-017  
 SUBDIVISION Independence Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1990  
 FILING 1 BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Benutt Construction NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 833 24 1/2 RD  
 (1) TELEPHONE 241-0793 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT John Benutt USE OF EXISTING BLDGS —  
 (2) ADDRESS 833 24 1/2 RD DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) TELEPHONE 241-0793 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 PH-2.4 Maximum coverage of lot by structures 1000%  
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2  
 or — from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions —  
 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).

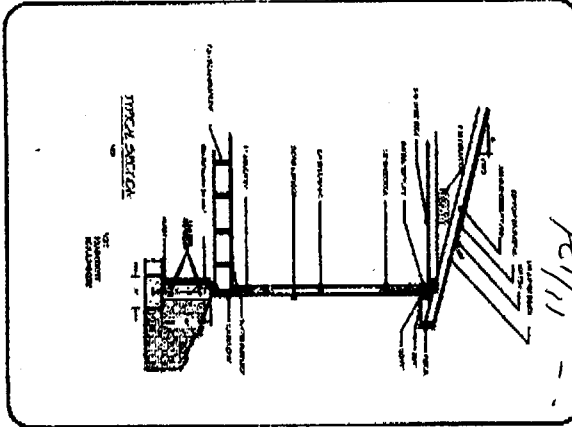
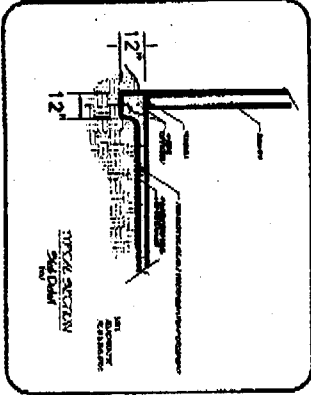
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature John Benutt Date 11-4-97  
 Department Approval Arnie Edwards Date 11-4-97

Additional water and/or sewer tap fees) are required: YES  NO  W/O No. 10628  
 Utility Accounting Edwards Date 11-4-97

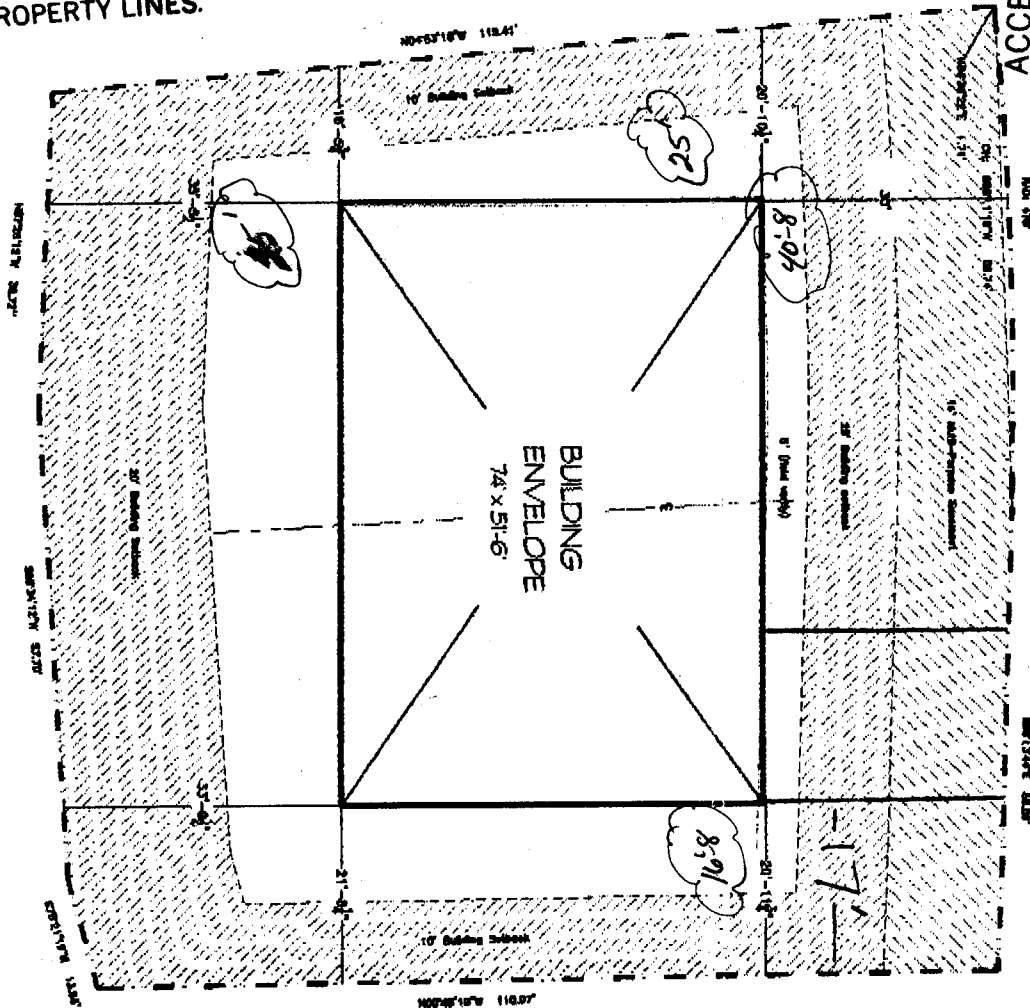
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED *Ronnie 11/4/97*  
 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.

*Ronnie - 11/2/97*  
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**WRANGLER WAY**

*DRIVEWAY LOCATION OK jpk 11-3-97*



**INDEPENDENCE RANCH**

**Filing 1 - Block 1 - Lot 11**

**Wrangler Way**

*2637 Wrangler Way*