

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 60719

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



BLDG ADDRESS 2037 Wrangler ct TAX SCHEDULE NO. 2947-152-00-014

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2044

FILING 1 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0-

(1) OWNER Jim & Arlene Manns NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P.O. Box 6408 Battlement mesa
Co. 81636 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 285-1901

(2) APPLICANT Bradley S. Harrell USE OF EXISTING BLDGS Single Family Residence

(2) ADDRESS P.O. Box 3648 Grand Jct Co. DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE (970) 243-8738 Construction of 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 PR 2.4 Maximum coverage of lot by structures 6000 #

SETBACKS: Front 25' from property line (PL) Parking Req't 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 89 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 Bradley S. Harrell Date 8-22-97

Department Approval Leonor Castello Date 8/27/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 81888

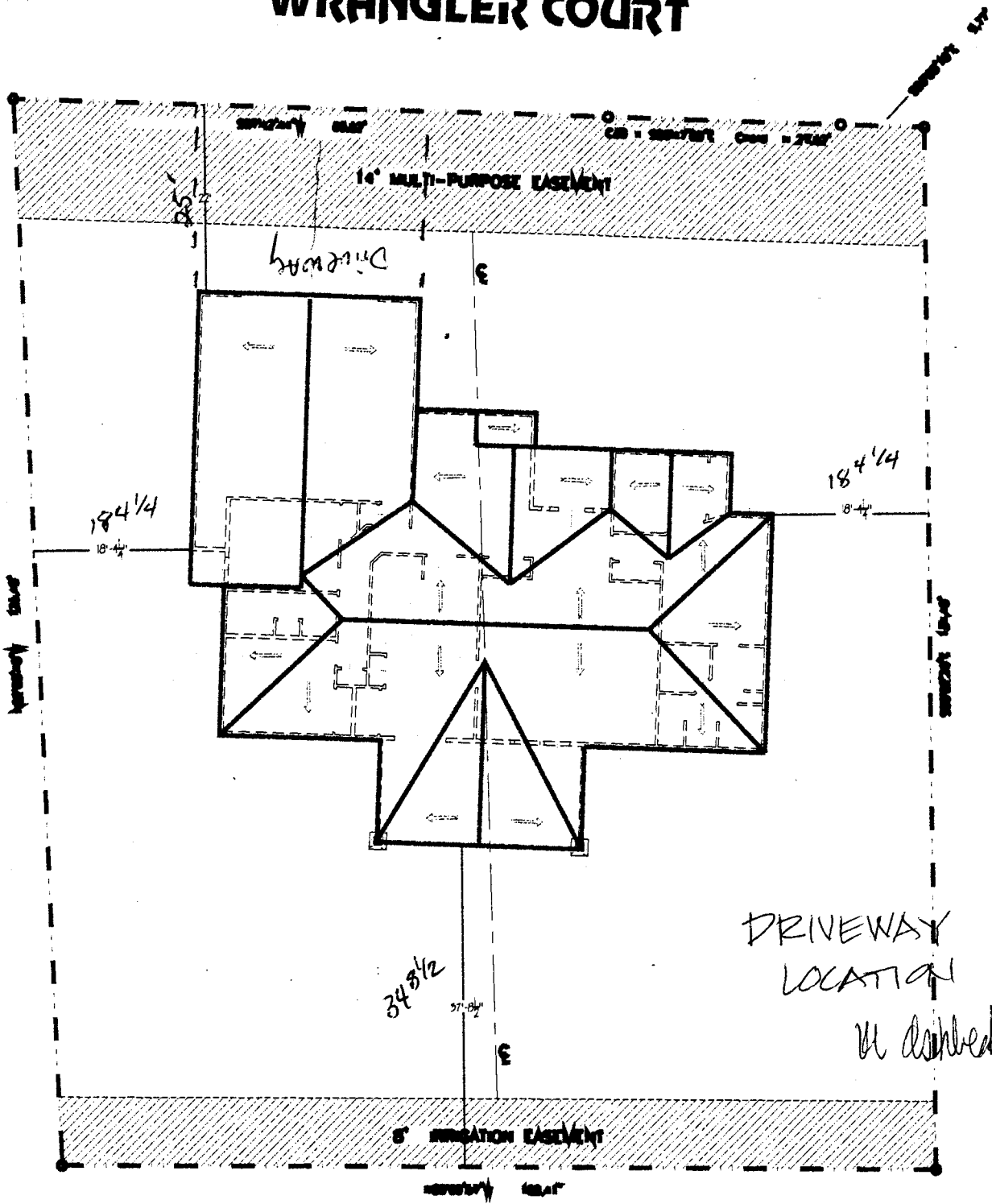
Utility Accounting J. Adams Date 8-22-97

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 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.

WRANGLER COURT



DRIVEWAY
LOCATION O.K.
W. [Signature] 8/22/97