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|--------|-------------------|
| FEE \$ | 10 ⁻ |
| TCP \$ | 2 |
| SIF \$ | 292 ⁰⁰ |



BLDG PERMIT NO. 1036087

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2039 F34 TAX SCHEDULE NO. 2947-152-30-010
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1803⁴
 FILING 2 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER Jesse & Jason Killebrew NO. OF DWELLING UNITS
 BEFORE: -0- AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P.O. Box 3648 G.J. Co.

(1) TELEPHONE (970) 243-3738 NO. OF BLDGS ON PARCEL
 BEFORE: -0- AFTER: -1- THIS CONSTRUCTION

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

(2) ADDRESS 2220 mescalero DESCRIPTION OF WORK AND INTENDED USE: Construction

(2) TELEPHONE (970) 243-8022 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 _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 32'
 CENSUS 1402 TRAFFIC 88 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 2-6-98
 Department Approval Honnie Edwards Date 2-6-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10910

Utility Accounting [Signature] Date 2/6/98

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)

86/02/120/98
PRINEMAY LOCATED AT

Front

(2039) F 3/4 Rd

N89°35'44"E 108.73'

14' Multi-Purpose Easement

25' Front Setback

hwy 200

27'

11'

11'

15' setback

15' setback

62685 sq. ft.

ACCEPTED *Ronnie 2/6/98*

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.

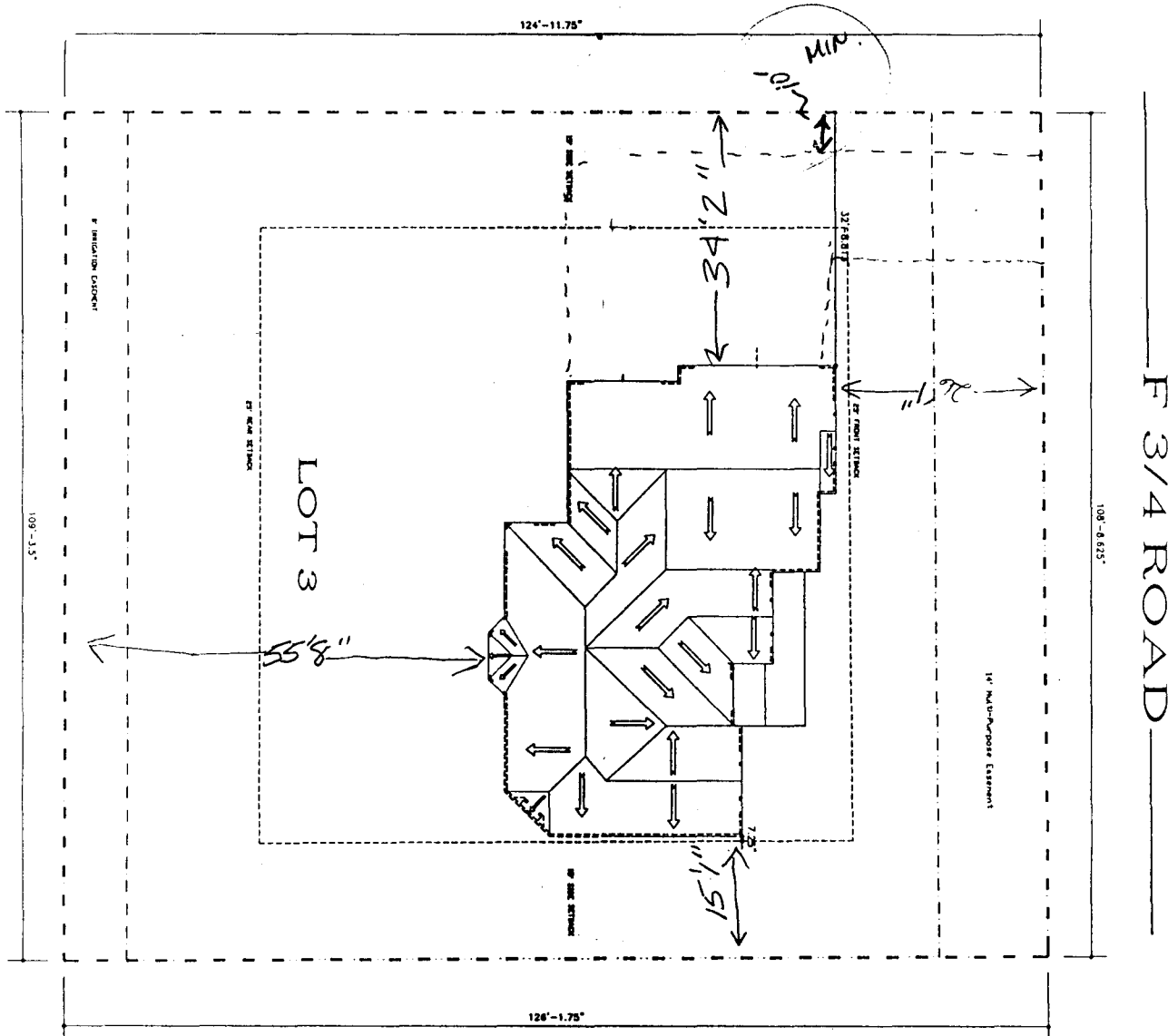
25' setback

47'

N89°15'45"W 108.78'

N00°24'23" 32'

N00°24'23" 130'



F 3/4 ROAD

Amended
 ACCEPTED SLC 2.13.98
 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 SLC 2.12.98
 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.



INDEPENDENCE RANCH

FILING 2

BLOCK 1

LOT 3

DRIVEWAY LOCATION O.K.
 U Ashbeck 2/6/98