

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



BLDG PERMIT NO. 64603

302

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

2947-152-31-002

BLDG ADDRESS 2035 Wrangler Ct. TAX SCHEDULE NO. 2947-051-31-002

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300 + 640

FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER Forrest Holgate NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2936-6 Rd 6J 81504 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 250-1330 USE OF EXISTING BLDGS Residential

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ Residential Dwelling - Single family

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 2

Side 15' from PL Rear 25' 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 Forrest Holgate Date 3-31-98

Department Approval Ronnie Edwards Date 4-1-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 1113

Utility Accounting Dobbi Overholt Date 4/1/98

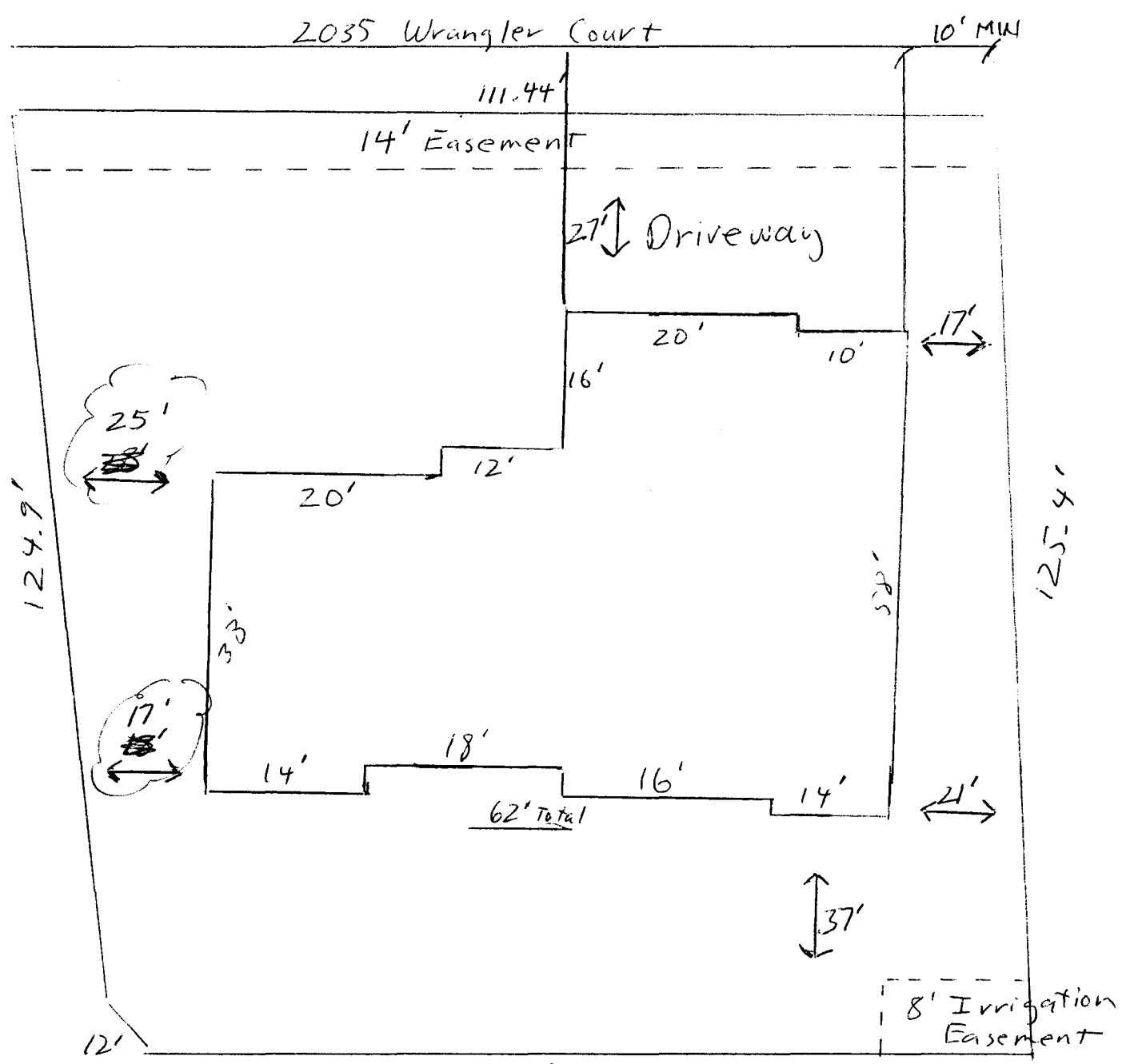
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Ronnie 4/1/98*
 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.

Street
 Wrangler Court

4N
 ↑



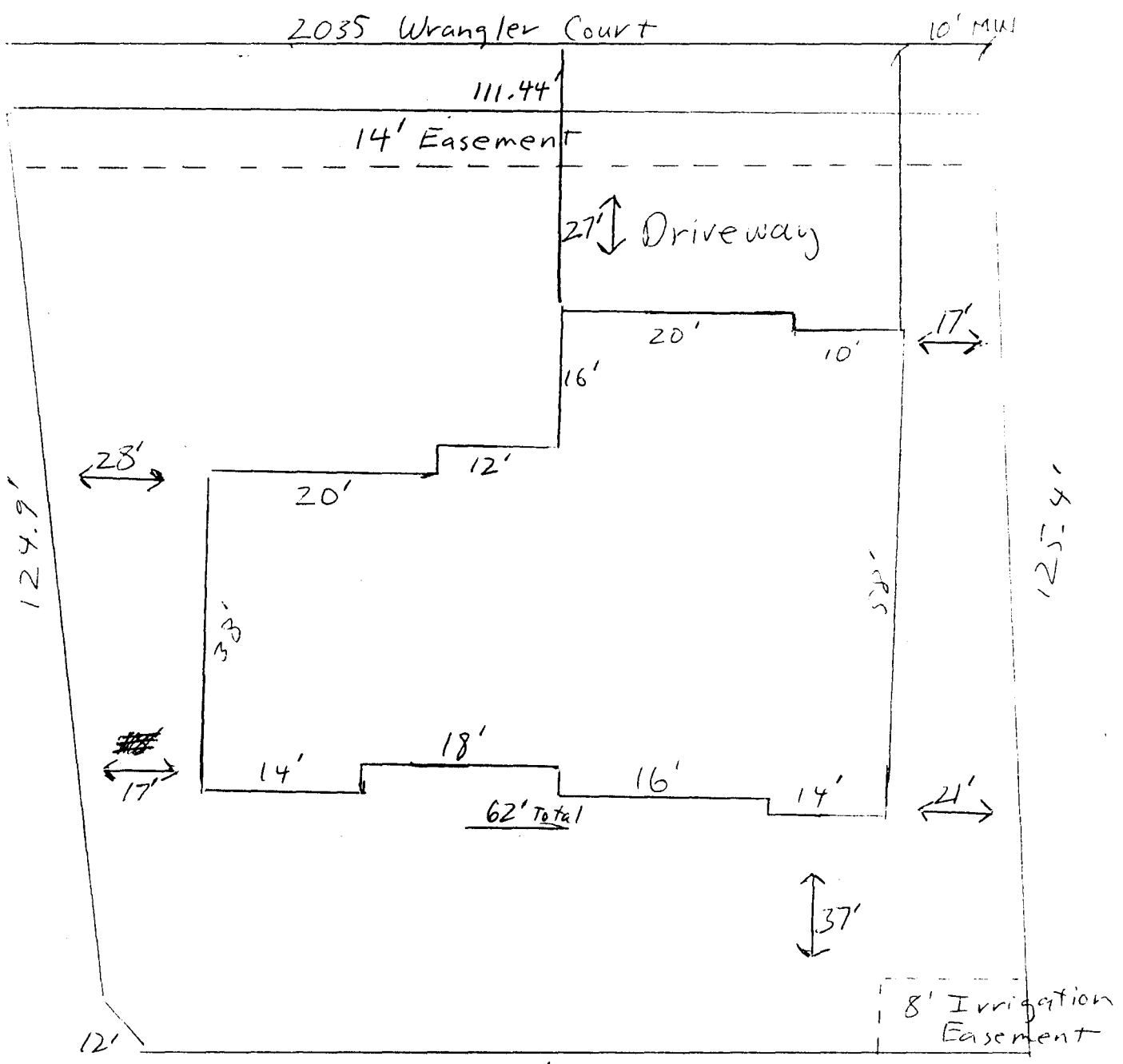
Amended *Ronnie 4/20/98*
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

84.57'

DRIVEWAY LOCATION OK.
W. Ahlers 3/31/98

ACCEPTED *7/14/98*
 CITY PLANNING DEPT.
 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.

Street
Wrangler Court



Amended
 ACCEPTED SLC 4.20.98
 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.

DRIVEWAY LOCATED BY
W. Ahlbeck 3/31/98