

FEE \$	10.5
TCP \$	
SIF \$	292.5



BLDG PERMIT NO. 14359

302.

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2036 Wraylar Ct TAX SCHEDULE NO. 294-152-30-003  
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000  
 FILING 1 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) -  
 (1) OWNER Bennett Construction NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 833 2 1/2 RD  
 (1) TELEPHONE 241-0795 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT John Bennett USE OF EXISTING BLDGS -  
 (2) ADDRESS 833 2 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 PR-2.4 Maximum coverage of lot by structures 100%  
 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 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 John Bennett Date 4-2-98

Department Approval X. Valdez Date 4-2-98

Additional water and/or sewer tap fee(s) are required: YES X NO     W/O No. 11116

Utility Accounting Dixie Overholt Date 4/2/98

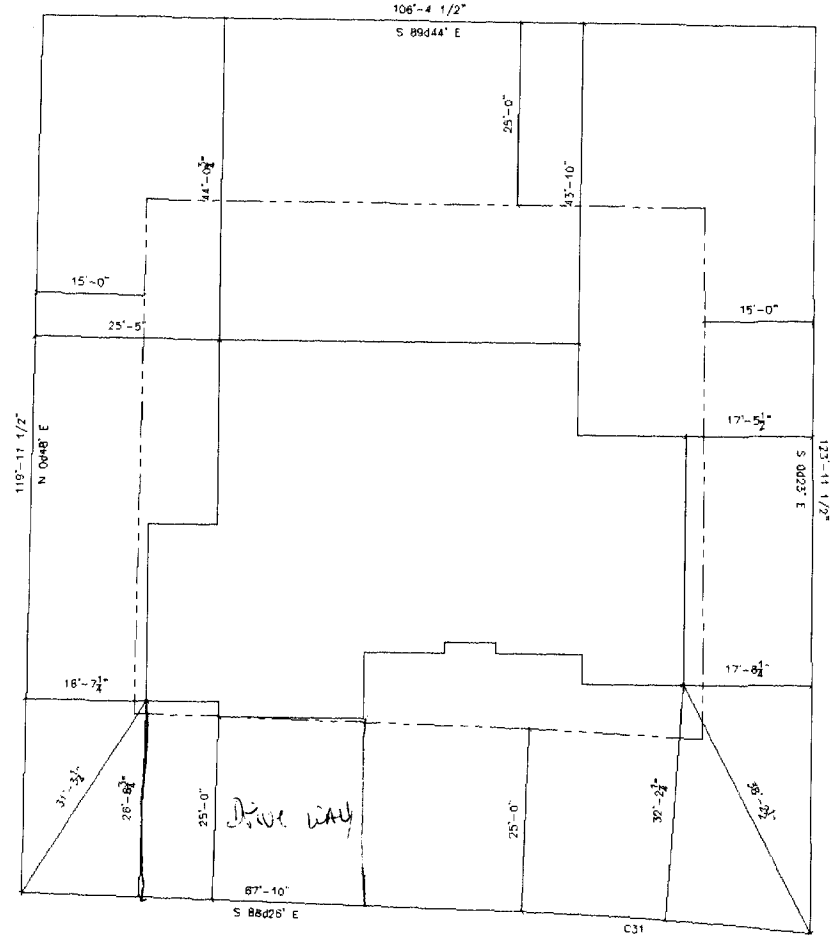
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOTICE:  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
 AND DIMENSIONS PRIOR TO CONSTRUCTION

BLOCK 2  
 LOT 3  
 INDEPENDENCE RANCH - FILING ONE

ACCEPTED XV 4-2-98  
 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.



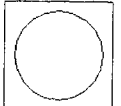
2036 WRANGLER COURT

DRIVENAY LOCATION OK.  
 K Ashlock 3/13/98

PLOT PLAN  
 SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

**AUTO DRAFT**  
 CONSTRUCTION AND RELATED SERVICES  
 GRAND JUNCTION, CO (970) 241-8787



BENNETT CONSTRUCTION  
 PLOT PLAN

Drawn by:  
 ALTO DRAFT  
 FLOOR DWG  
 DATE:  
 2-25-98  
 SCALE:  
 1/8" = 1'-0"  
 SHEET 3