

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>—</u>

BLDG PERMIT NO.	<u>04055</u>
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2038 WRANGLER Ct TAX SCHEDULE NO. 2947-152-30-012
 SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1810 #
 FILING 2 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) - 0 -
 (1) OWNER Wexford Homes Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 960 BELFORD #H
 (1) TELEPHONE (970) 242-5544 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT "SAME" USE OF EXISTING BLDGS Single Family Home
 (2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE: NEW CONSTRUCTION
 (2) TELEPHONE "

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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) Parking Req'mt _____
 or — from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height 32' CENS.T. 1902 ZONE 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).

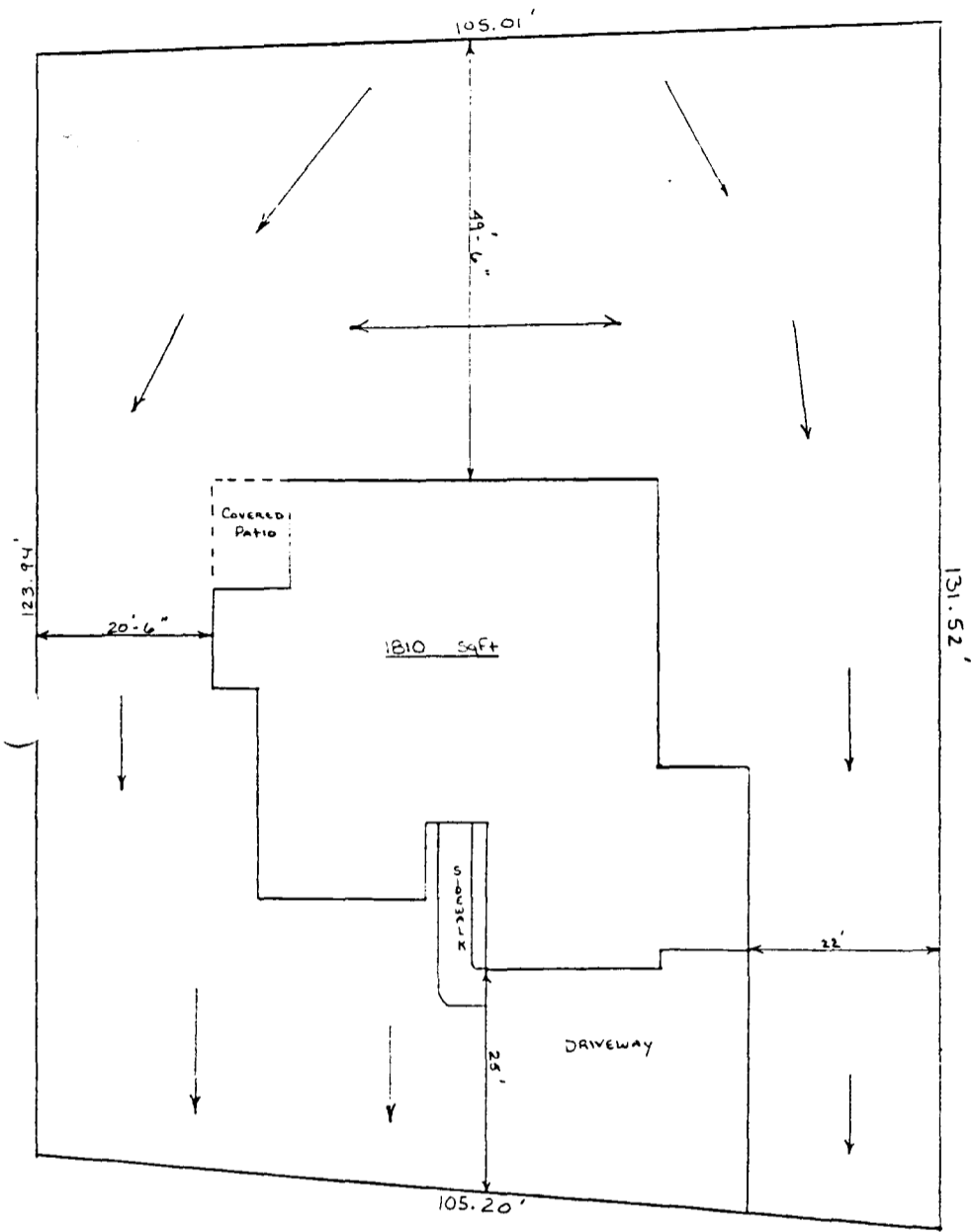
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2-23-98
 Department Approval [Signature] Date 2-23-98

Additional water and/or sewer tapfee(s) are required: YES NO W/O No. 11016
 Utility Accounting [Signature] Date 2-23-98

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)



SITE / DRAINAGE PLAN
Address: 2038 WRANGLER CT.
Lot <u>7</u> Block <u>1</u> Filing <u>2</u>
SCALE = NO SCALE

ACCEPTED SLC 2.23.98
 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 LOCATION OK.
 U. Ashbeck 2/23/98