

FEE \$	10 <sup>-</sup>
TCP \$	0
SIF \$	292 <sup>-</sup>



BLDG PERMIT NO U4428

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 2040 Wrangler Ct TAX SCHEDULE NO. 2947-152-30-005  
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2250  
 FILING 2 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Robert & Mary Crossman NO. OF DWELLING UNITS  
 BEFORE: - AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS PO Box 40552 GTC 81504  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 245-7938 BEFORE: - AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Robert & Mary Crossman USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 2040 Wrangler Ct DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 245-7938 New Home const.

**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) Parking Req't 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 88 ANNEX# \_\_\_\_\_

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 Robert Crossman Date 3.19.98

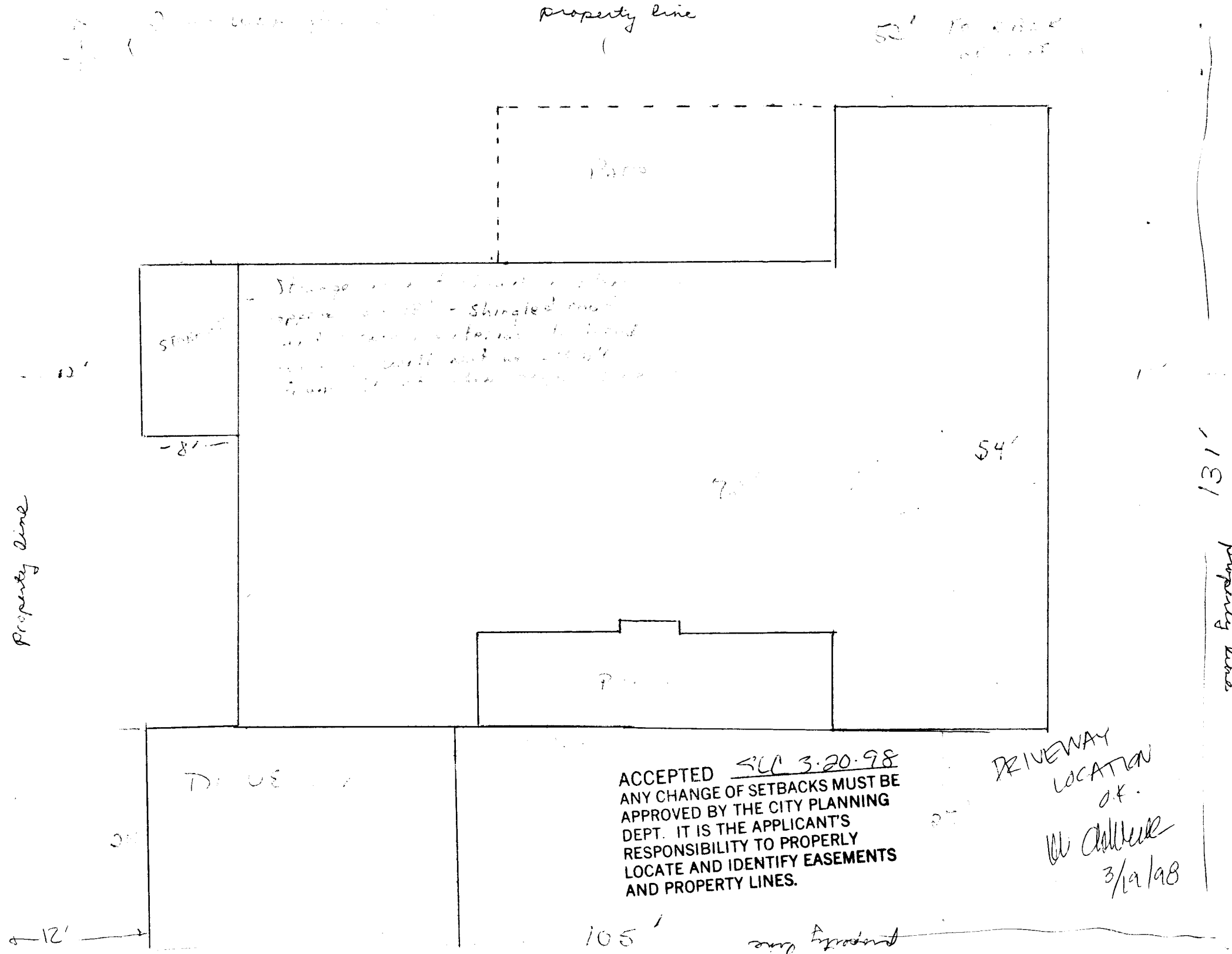
Department Approval Santa Costello Date 3.20.98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 11081

Utility Accounting CM Cole Date 3/20/98

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)



Amended

ACCEPTED 4-17-98 KV  
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.

44' ↑  
↓

14'

SPRINKLER

If this is a...  
sprinkler...  
and...  
will...  
...

-8'-

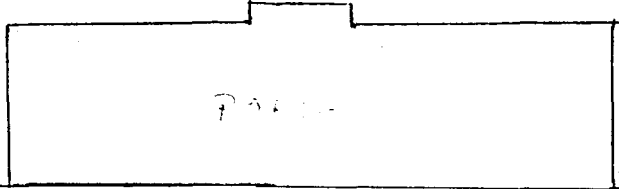
Concrete

72'

54'

131'

Property Line



PARK

DRIVE

~~ACCEPTED 3-20-98  
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.~~

31'

DRIVEWAY LOCATION

W. Chalk  
3/19/98

-12'-

any...  
...