

FEES \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 04081

SIF \$ 292<sup>00</sup>

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2041 WRANGLER TAX SCHEDULE NO. 2947-152-00-014  
 SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2282 #  
 FILING 2 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER TML ENTERPRISES NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS P.O. Box 2401  
 (1) TELEPHONE 248-9815 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT TML ENTERPRISES USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE  
 (2) ADDRESS P.O. Box 2401 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 248-9815 NEW SINGLE FAMILY RESIDENCE

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 PR 2.4 Maximum coverage of lot by structures 6000 #  
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2  
 or - from center of ROW, whichever is greater  
 Side 10' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 1402 TRAFFIC ZONE 89

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).

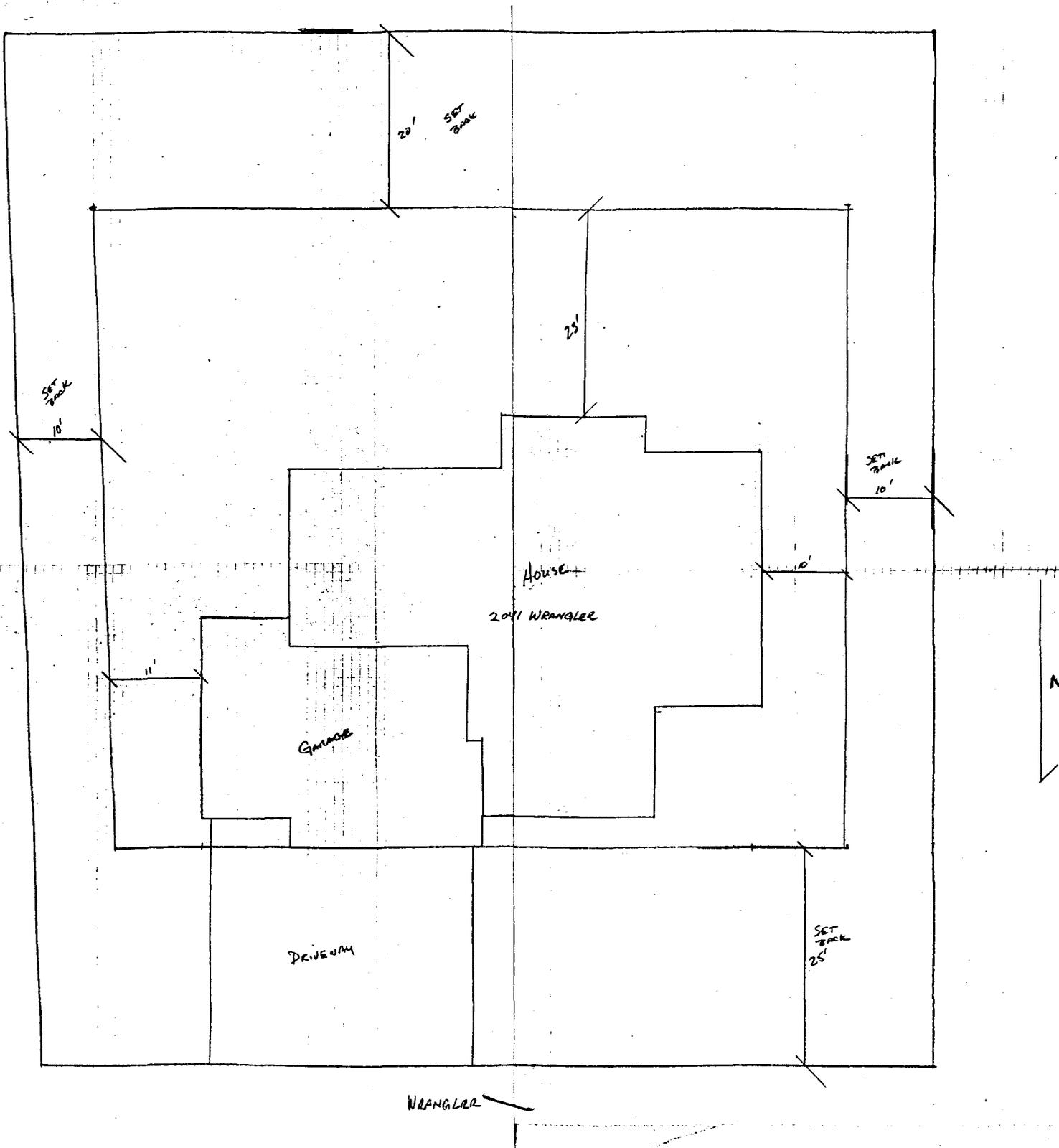
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Thomas M. G. [Signature] Date \_\_\_\_\_  
 Department Approval [Signature] Date 2-26-98

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 11032  
 Utility Accounting [Signature] Date 2/26/98

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 SLC 2-26-98  
 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 OK.  
 Al Ashler 2/24/98