

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 03722

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2042 Wrangler Ct. TAX SCHEDULE NO. 2947-152-30-014

SUBDIVISION IND. Ranch sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200

FILING 2 BLK #1 LOT 9 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER James Triplett NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2877 Dura DR

(1) TELEPHONE 943-5749 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Don Bergman USE OF EXISTING BLDGS Home

(2) ADDRESS 1255 21 RD DESCRIPTION OF WORK AND INTENDED USE:
New story 1/2 Home

(2) TELEPHONE 858-7091

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 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 20' from PL Special Conditions _____

Maximum Height 32' CENSUS 1402 TRAFFIC 89 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 [Signature] Date 2/9/98

Department Approval [Signature] Date 2/9/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10926 TR 83206

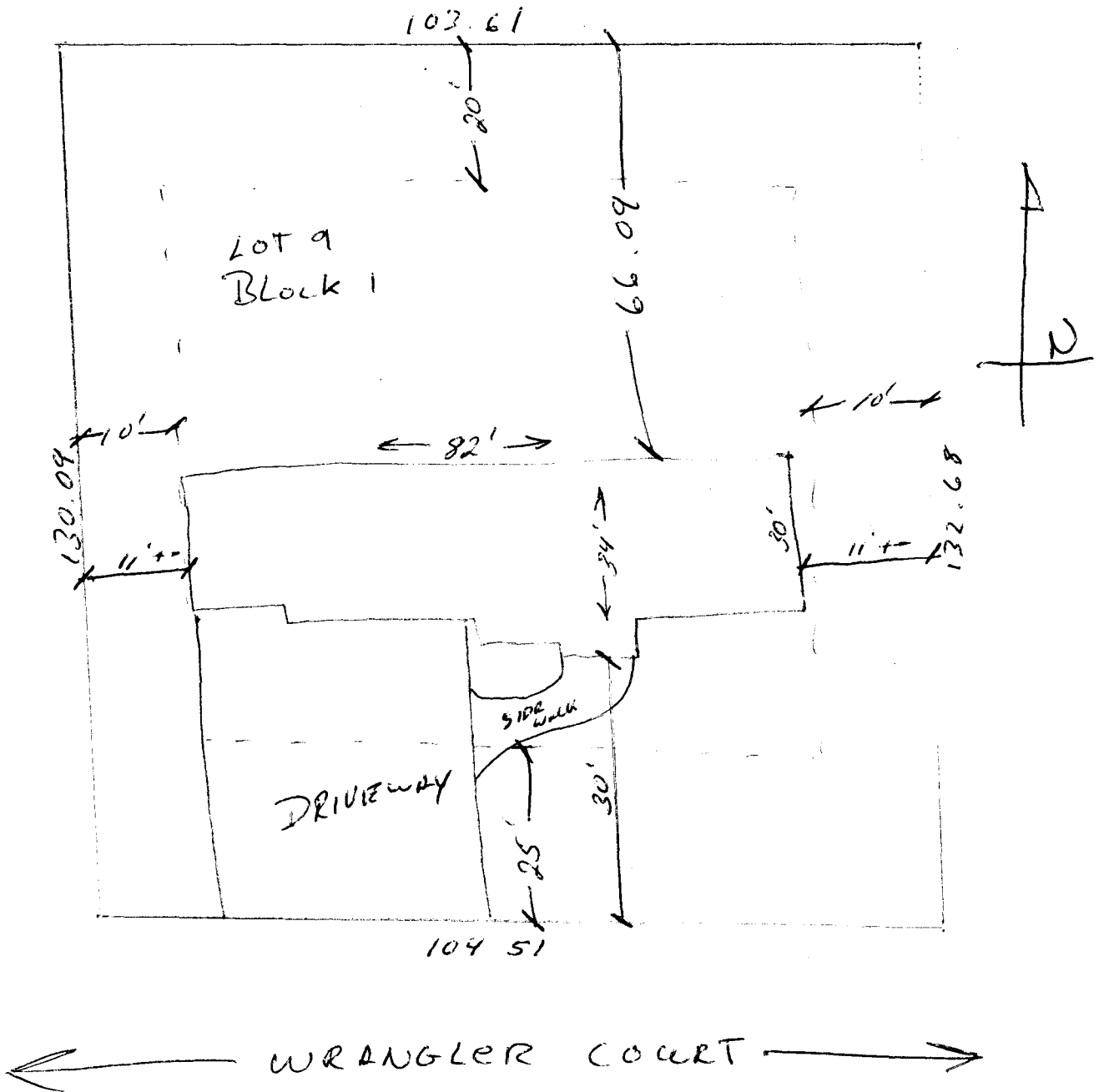
Utility Accounting [Signature] Date 2-9-98

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)

2042 WRANGLER CT.

ACCEPTED *Ronnie* 2/9/98
ANY CHANGES OR BACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



PAVEMENT LOCATION O.K.

KL

1/29/98