

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 105493

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2044 Wrangler Ct. TAX SCHEDULE NO. 2947-152-30-005
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2072[#]
 FILING 2 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER Ray Rickard NO. OF DWELLING UNITS
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 673 LaSalle Ct. G.J. 81504
 NO. OF BLDGS ON PARCEL
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-6966 USE OF EXISTING BLDGS N/A
 (2) APPLICANT RED HART CONST. INC.
 (2) ADDRESS 2320 - E 1/2 Rd. G.J. 81503 DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 244-8975-(250-0822) S/F Residence w/ 2 car attached garage

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 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 Daniel R. Hearhart Date June 1, 1998
 Department Approval Santa Costello Date 6-3-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. *11343
 Utility Accounting R. Raymond Date 6/3/98

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)

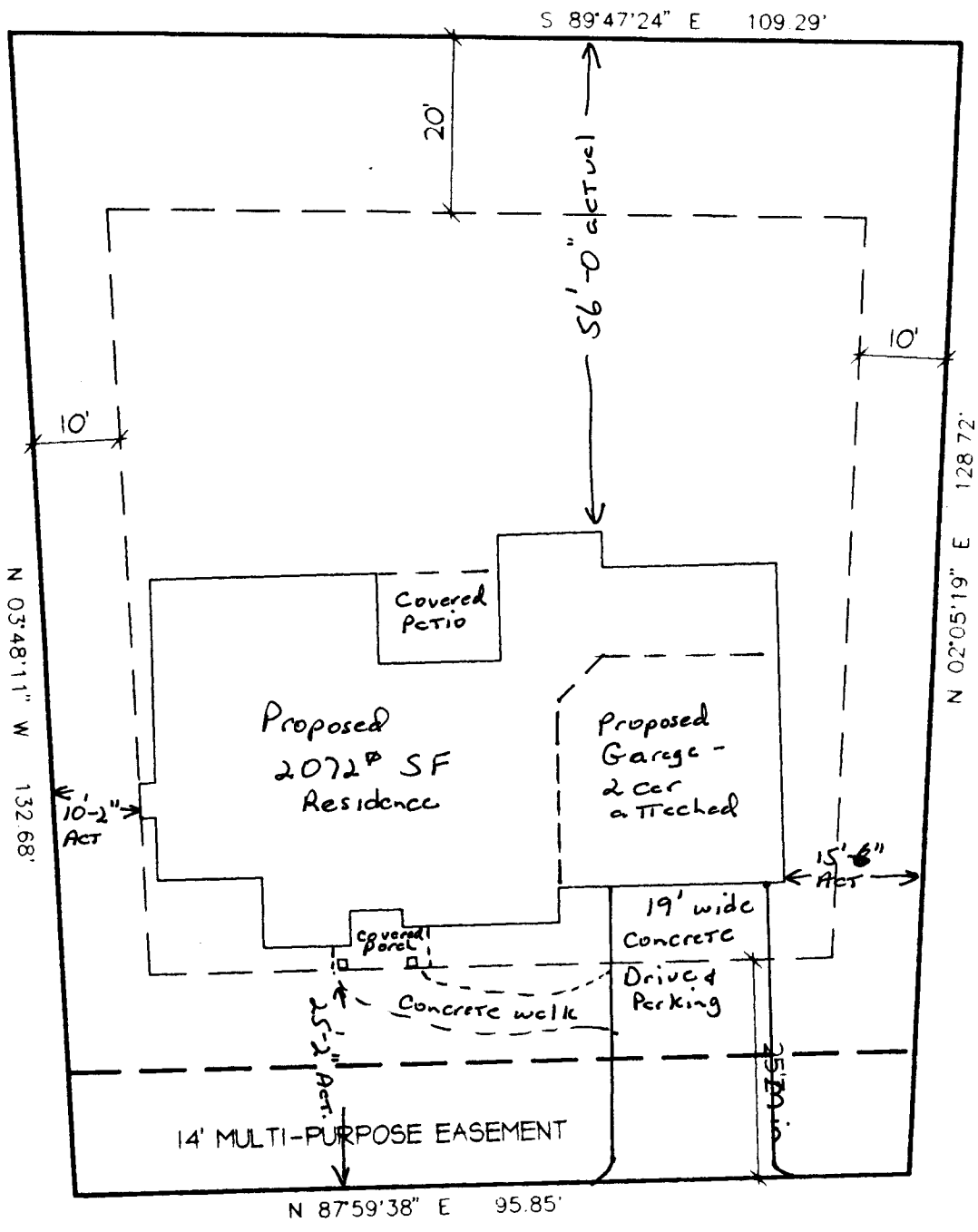
Site Plan: 2044 Wrangler Court
 Independence Ranch Lot 10 Blk 1 Filing 2

RED HART CONSTRUCTION, INC.
 2320 E 1/2 ROAD
 GRAND JUNCTION, CO 81503-4405
 (970) 244-8975

#2947-152-30-005

Set back mins
 Front 25'
 Rear 20'
 Sides 10'

Actual Setbacks
 Front 25'-2"
 R - 56'
 Side Left 10'-2"
 Side Right 15'-6"



ACCEPTED S/C 6-3-98
 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.



Envelope "D"
PLOT PLAN
 SCALE: 1" = 20'

DRIVEWAY LOCATION OK
 @ Address
 6/2/98

WRANGLER COURT