

FEE \$	10.-
TCP \$	
SIF \$	292.-



BLDG PERMIT NO. 163964

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

BLDG ADDRESS 2046 W RANGLER CT TAX SCHEDULE NO. 2947-152-30-005

SUBDIVISION INDEPENDANCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2280 #

FILING 2 BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER FRED AND WINONA SCHWARTZ NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1638 CRESTVIEW NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243 0456 USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE:
CONSTRUCT SINGLE FAMILY RESIDENCE

(2) ADDRESS _____

(2) TELEPHONE _____

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 4000 #

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 88 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 Fred Schwartz Date 2-8-98

Department Approval K. Valdez per RE Date 2-13-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11001

Utility Accounting CM Cole Date 2/13/98

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 *Per RE* *KV 2-13-98*
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.

117.07

8' IRRIGATION EASEMENT

BUILDING ENVELOPE

2280 sq RESIDENCE

2 CAR GARAGE

WALK

2 CAR PARK

20' DRIVE

14' UTILITY EASEMENT

128.72'

26' 9 1/2"

142.50'

15'

15'

26' 3/4"

77.80'

FILING 2
LOT 11 BLOCK 1
INDEPENDENCE RANCH

2046 WRANGLER CT

DRIVEWAY
Location of
J. P. [Signature]
2-13-98