

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 44972

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2048 WRANGLER CT TAX SCHEDULE NO. 2947-152-30-012

SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2220

FILING 2 BLK 1 LOT 12 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER JIM DEERING NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2868 A 1/4 RD. G.J.

(1) TELEPHONE 248-3507 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT FISHER CONST. USE OF EXISTING BLDGS _____

(2) ADDRESS 453 Stepping Stone Clifton DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 256-4640 New Home

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 0000A

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 1102 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 Michael Fisher Date 4/27/98

Department Approval Juta Costello Date 4-30-98

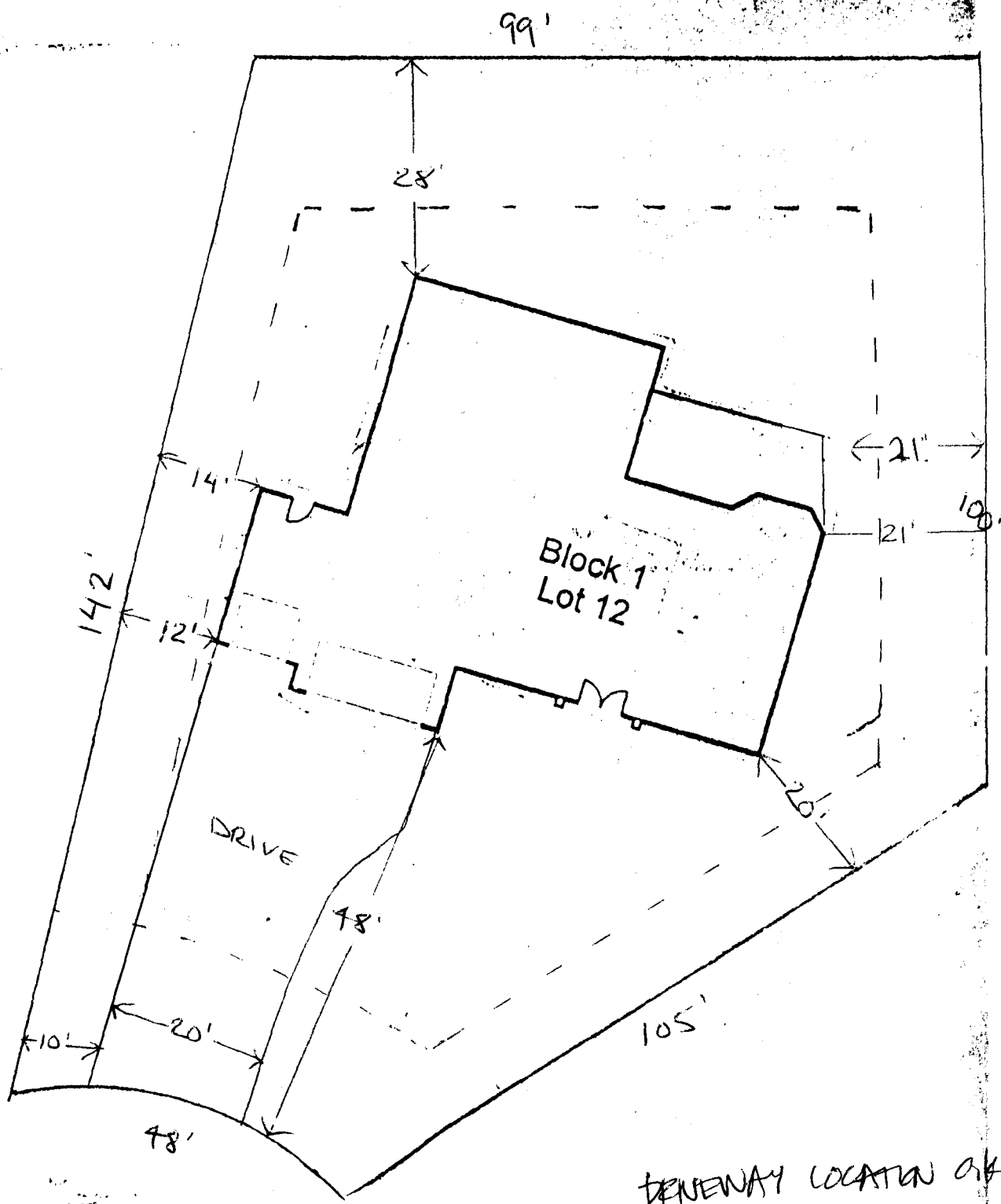
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11240

Utility Accounting Wally Overholt Date 4-30-98

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 56 4-30-98
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.

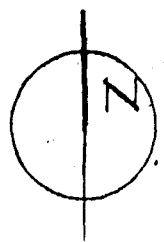


2048 Wrangler Court

TRUNKWAY LOCATION OK
M. Ackles 4/29/98

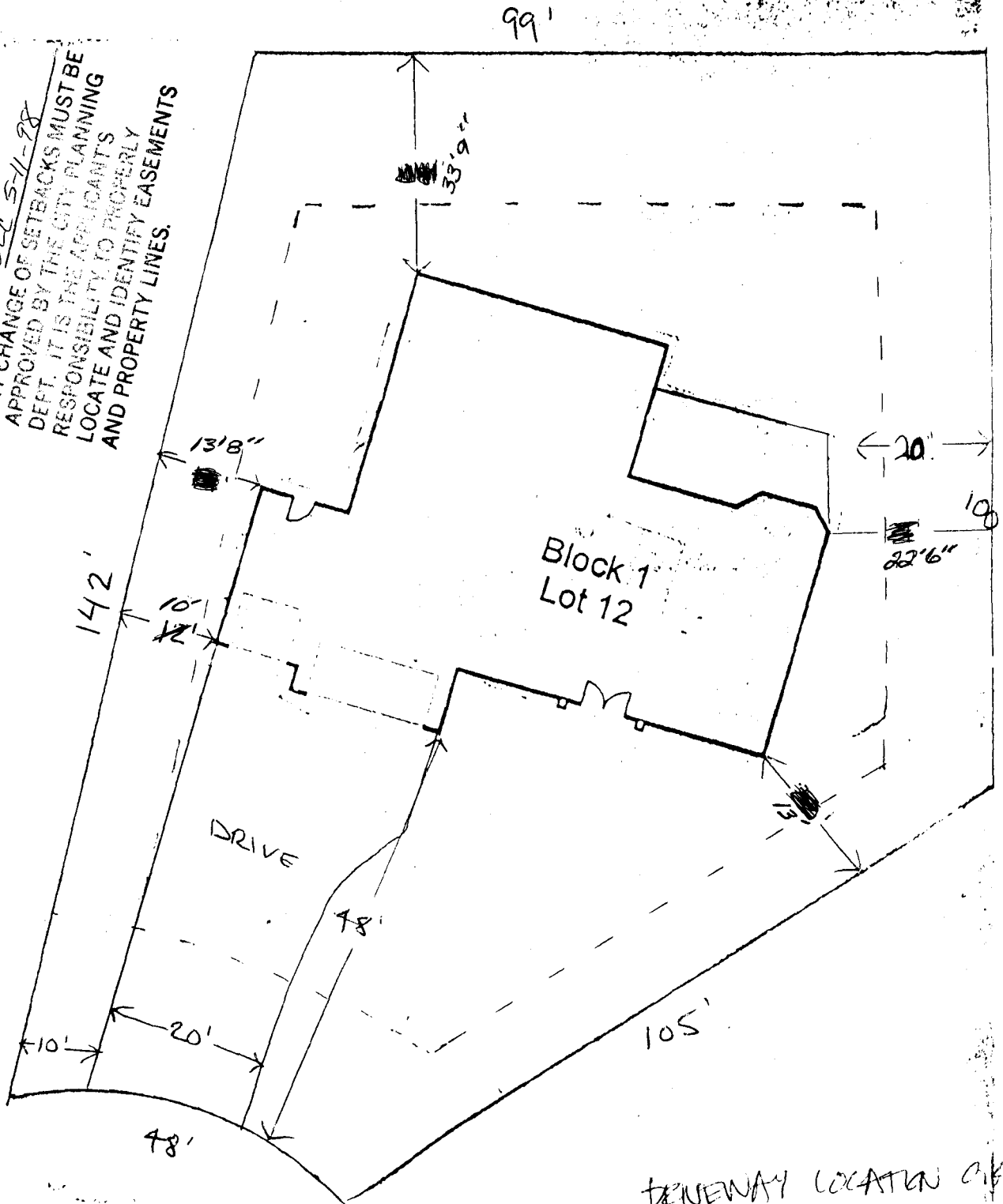
SITE PLAN

SCALE: 1"=20'-0"



ACCEPTED SLA 4-30-98
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AND PROPERTY LINES.

Amended
ACCEPTED SLA 5-11-98
ANY CHANGE OF SETBACKS MUST BE
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2048 Wrangler Court

TRUNKWAY LOCATION OK
M. [Signature] 4/29/98

SITE PLAN

SCALE: 1"=20'-0"

