

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 05533

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>2050 Wrangler Ct</u>	TAX SCHEDULE NO. <u>2947-152-30-018</u>
SUBDIVISION <u>Independence Ranch</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2268</u>
FILING <u>2</u> BLK <u>1</u> LOT <u>13</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Koos Const.</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>380 Hillview DR</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-4125</u>	USE OF EXISTING BLDGS <u>New Residence</u>
(2) APPLICANT <u>Koos Const.</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>380 Hillview DR</u>	
(2) TELEPHONE <u>242-4125</u>	<u>New Construction</u>

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 <u>PH-2.4</u>	Maximum coverage of lot by structures <u>100%</u>
SETBACKS: Front <u>25'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>15'</u> from PL Rear 10' <u>10'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>1402</u> TRAFFIC <u>89</u> 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 <u>[Signature]</u>	Date <u>6-8-98</u>
Department Approval <u>[Signature]</u>	Date <u>6-9-98</u>
Additional water and/or sewer tap fee(s) are required: YES <u>NO</u>	W/O No. <u>#11351</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-9-98</u>

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 *XV 10-9-98*
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.

