

FEE \$	10
TCP \$	0
SIF \$	292

\$ 302



BLDG PERMIT NO. U2K46

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2039 Wrenston Ct TAX SCHEDULE NO. 2947-152-31-012
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,041
 FILING 2 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER Haase & Associates, Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 563 Village Way
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-8681
 USE OF EXISTING BLDGS 0
 (2) APPLICANT Don Haase
 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 563 Village Way
 (2) TELEPHONE 242-8681 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 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 25' from PL Special Conditions /
 Maximum Height 32' CENSUS 402 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 Donald A. Haase Date 3-20-98

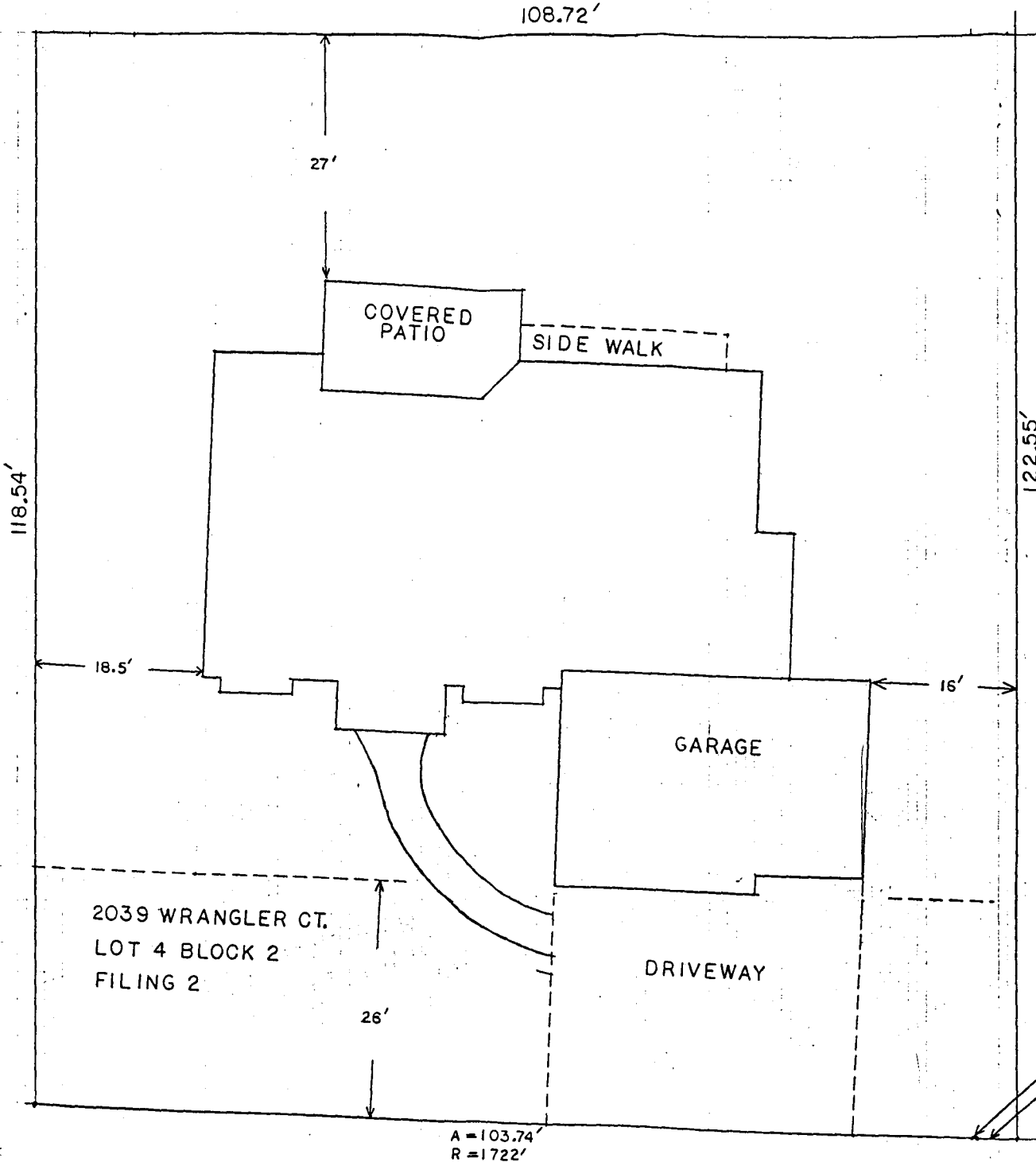
Department Approval X. Valdez per RE Date 3-25-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11091

Utility Accounting J. Adams Date 3-25-98

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 *LV 3-25-98* *RE*
 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.

2039 WRANGLER CT.
 LOT 4 BLOCK 2
 FILING 2

2039 Wrangler Ct.

DRIVEWAY LOCATION O.K.
De Arlino
 3/25/98