

FEE \$	10.00
TCP \$	-
SF \$	292.00



BLDG PERMIT NO. 67979

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2029 WRANGLOR WAY TAX SCHEDULE NO. 2947-152-29-007

SUBDIVISION INDIANWELL RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2900

FILING 1 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER WILL/SUSAN WATROUSE NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 584 HEIOML

(1) TELEPHONE 292-3453 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SHOOTERS CAST. INC USE OF EXISTING BLDGS N/A

(2) ADDRESS 706 IVY PL. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 295-9008 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 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 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 32'

CENSUS 402 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 [Signature] Date 12/8/98

Department Approval [Signature] Date 12/14/98

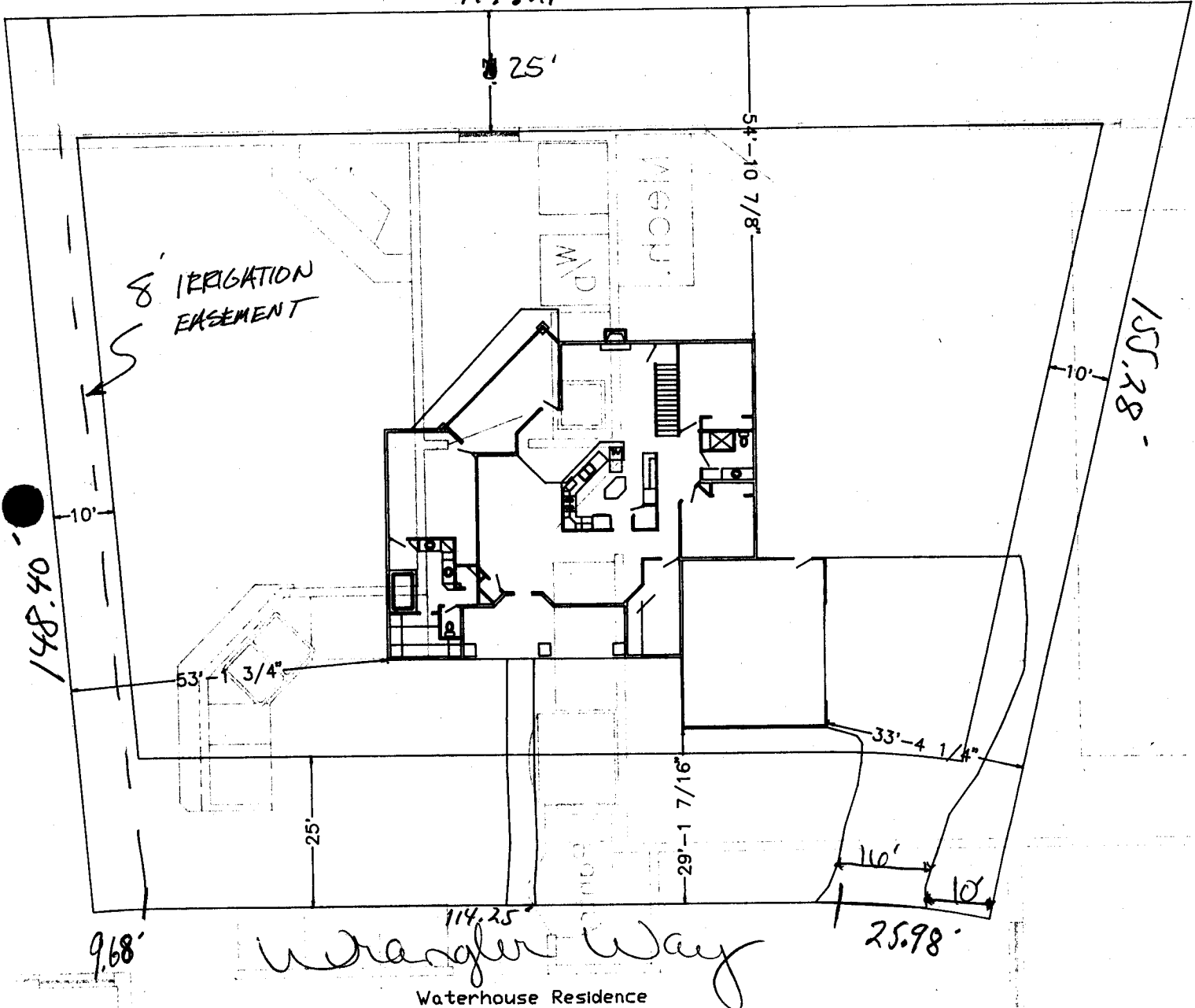
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 1815 7182835

Utility Accounting [Signature] Date 12-14-98

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)

197.21



Waterhouse Residence  
 2029 Wrangler Way  
 Filing 1, Block 1, Lot 7

ACCEPTED *KV 12-1498*  
 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.

*Done OK  
 Rick Downs  
 12-8-98*