

FEE \$	10 ⁰⁰
TCP \$	B
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 68245

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>2045 Wrangler Ct</u>	TAX SCHEDULE NO. <u>2947-152-31-009</u>
SUBDIVISION <u>Independence Ranch</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>243,271²</u> <u>2143</u>
FILING <u>2</u> BLK <u>2</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>n/a</u>
(1) OWNER <u>Paul Aieta - Cathy Owens</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2045 Wrangler Ct</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>2429232</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS _____	<u>new residence</u>
(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 <u>PR 2.4</u>	Maximum coverage of lot by structures <u>6000[#]</u>
SETBACKS: Front <u>25'</u> from property line (PL) or <u>—</u> from center of ROW, whichever is greater <u>15' - Adj. Tract A</u>	Parking Req't <u>2</u>
Side <u>12-10'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>1402</u> TRAFFIC <u>88</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).

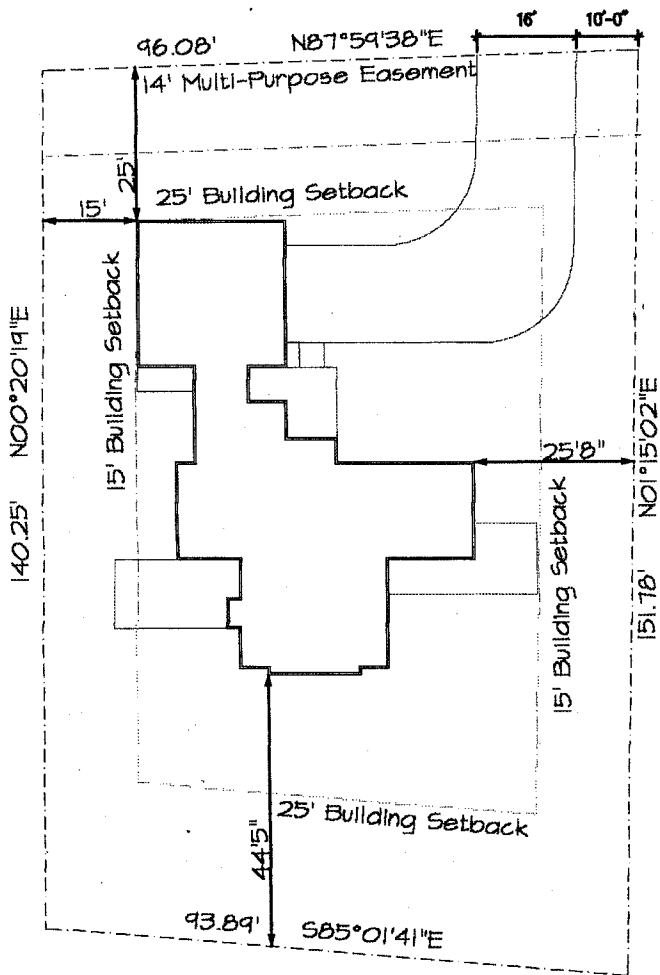
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature <u>Paul Aieta</u>	Date <u>11/19/98</u>
Department Approval <u>Antonia J. Costello</u>	Date <u>12-28-98</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>11837</u> <u>7188007</u>
Utility Accounting <u>Richard [Signature]</u>	Date <u>12-28-98</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)

WRANGLE COURT



SITE PLAN

SCALE: 1" = 20'

**AIETA - OWENS RESIDENCE
 LOT 1 BLOCK 2
 INDEPENDENCE RANCH FILING 2
 2045 WRANGLER COURT**

DRIVEWAY LOCATED O.K.

A. Ashford 12/28/98

ACCEPTED *SLC 12-28-98*
 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.