

FEE \$	10. -
TCP \$	-
SIF \$	292. -



BLDG PERMIT NO. 67997

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2047 WRAGLER WAY TAX SCHEDULE NO. 2947-152-33-002

SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2032

FILING 3 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER GENERAL DEVELOPMENT GROUP, INC. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2044 W. SURREY

NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-7603

(2) APPLICANT AS ABOVE

USE OF EXISTING BLDGS N/A

(2) ADDRESS _____

DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE _____

SINGLE FAMILY RES.

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 45%

SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Parking Req'mt 2

Side 10' from PL Rear 20' 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 12/9/98

Department Approval [Signature] Date 12/15/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11820

Utility Accounting [Signature] Date 12/15/98

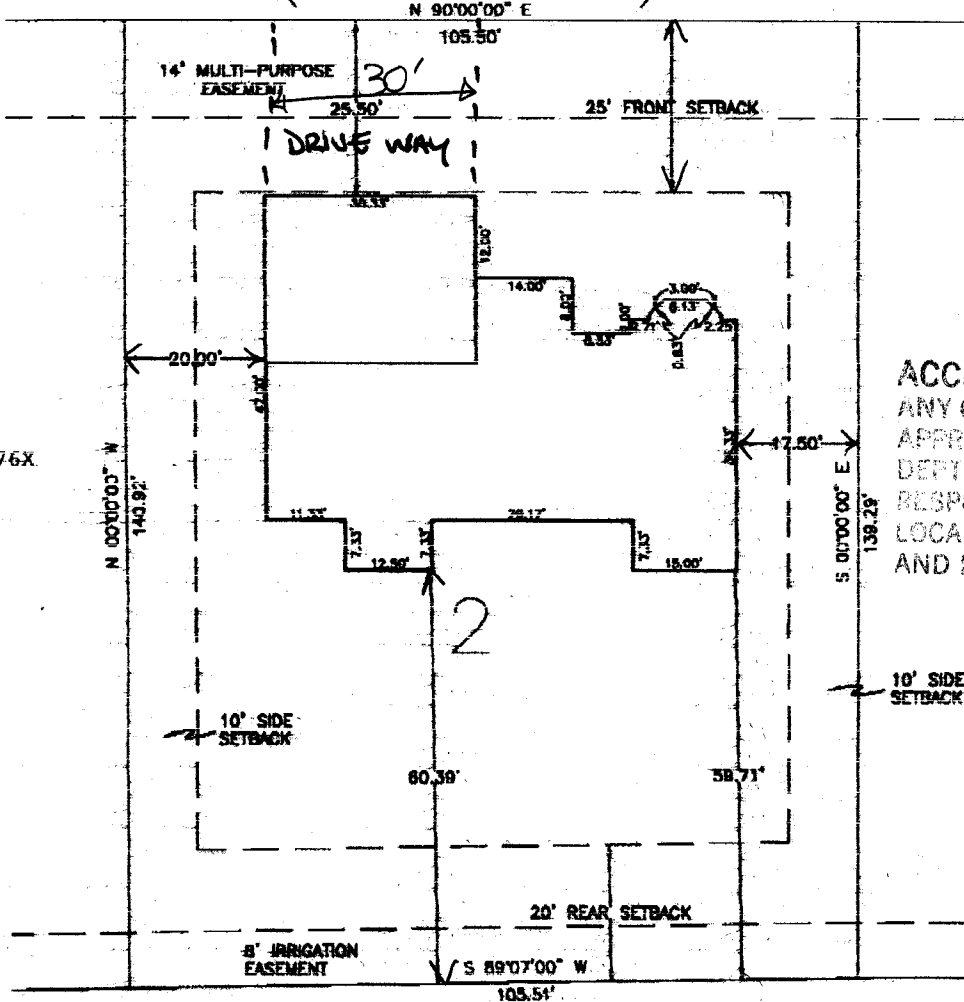
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

HOUSE SITE PLAN

LOT 2, BLOCK 2
INDEPENDENCE RANCH #3
MESA COUNTY, COLORADO

WRANGLER WAY (44' R.O.W.)



ACCEPTED *Gonnie* 12/15/98
 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.

- 1) Building setback information taken from the plat of Independence Ranch Filing 3 recorded in Plat Book 18, Pages 159 and 160 of the Mesa County Records.
- 2) Only platted easements are shown. Other documents may exist that would affect this property.
- 3) This site plan is not a land survey plat and does not represent a title search by LANDesign.

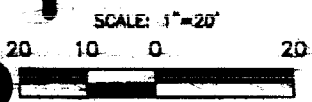
Prepared for: General Development Group
 3295 A South Good Hope Circle
 Clifton, CO 81520

HOUSE SITE PLAN
 LOT 2, BLOCK 2
 INDEPENDENCE RANCH #3
 MESA COUNTY, COLORADO

LANDesign

250 GRAND AVENUE
 GRAND JUNCTION, CO 81505 PH: (970) 241-1000

PROJECT NO.	DRAWN BY	CHECKED BY	SHEET	OF
DATE: Nov. 1998			1	1



*Done OK
 Pick Down
 12-9-98*