

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 63565

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2025 Wrangler Way TAX SCHEDULE NO. 2947-152-31-003
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1809
 FILING 1 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Calvin Builders Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1879 Deer Park Cir. So.
 (1) TELEPHONE 256-0890 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Mark Calvin USE OF EXISTING BLDGS New
 (2) ADDRESS 1879 Deer Park Cir So DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 256-0890 New Residence

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 E-15' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 32' CENSUS 1402 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 [Signature] Date 1-12-98
 Department Approval [Signature] Date 1-22-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10869
 Utility Accounting [Signature] Date 1/22/98

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)

