

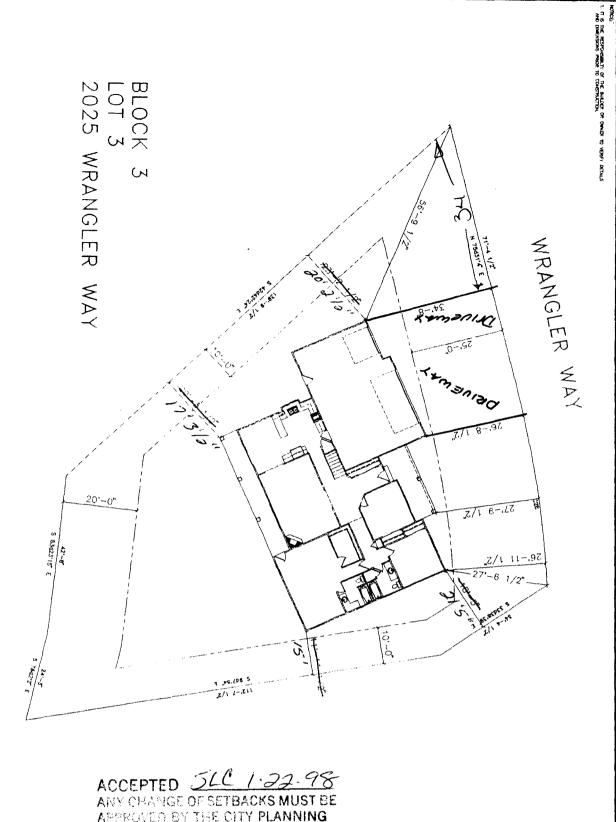
## BLDG PERMIT NO. 63565

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

<u>Community Development Department</u>

BLDG ADDRESS 2025 Wrangler Way	TAX SCHEDULE NO. 294 /-15 2-31-003
SUBDIVISION Independence Rawch	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1809
FILING $/$ BLK $3$ LOT $3$	SQ. FT. OF EXISTING BLDG(S)
(1) OWNER <u>CALVIN</u> Builders IKC (1) ADDRESS <u>1879 Deer Park CIR. So.</u>	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION
(1) TELEPHONE 256-0890	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION
(2) APPLICANT MARK CALVIN	USE OF EXISTING BLDGS Wew
(2) ADDRESS 1879 Decr Part Cie So	DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 256-0890	New Residence
REQUIRED: One plot plan, on 8 ½" 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 CO	MMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘
ZONE	Maximum coverage of lot by structures
SETBACKS: Front <u>35'</u> from property line (PL)	Parking Req'mt
or from center of ROW, whichever is greater Side $\frac{15}{W-10}$ from PL Rear $\frac{20}{W-10}$ from PL	Special Conditions
1	
Maximum Height	census 1402 traffic 89 annx#
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 Bahlow	Date 1-12-98
Department Approval July July July	Date
`dditional water and/or sewer tap fee(s) are required: YI	ES X NO W/O No. 10869
Utility Accounting has the	fe Date
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)	
(White: Planning) (Yellow: Customer) (Pini	k: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED SLC 1.22.98
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.

three way location O.F.
U achieve
/16/98



CALVIN BUILDERS

PLOT PLANI
2025 WRANGLER WAY



COLAMPUTION ALTICUS DIRECTIONS OF AND JUNCTION, CO. (970) 241-4767

