

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 67654

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**



BLDG ADDRESS 2030 Wrangler Way TAX SCHEDULE NO. 2947-152-31-005  
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2272<sup>6</sup>  
 FILING 1 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) Ø

(1) OWNER RED HART Const. Inc NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2320-E 1/2 Rd. G.J. 81503

(1) TELEPHONE 244-8975 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Daniel R. Gearhart USE OF EXISTING BLDGS Ø

(2) ADDRESS 2320-E 1/2 Rd. G.J. 81503 DESCRIPTION OF WORK AND INTENDED USE: New

(2) TELEPHONE 250-0822-cell S/F Residence w 3 car attached garage

**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-2A Maximum coverage of lot by structures 1000%  
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' 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 Daniel R. Gearhart Date Nov 9, 1998

Department Approval J. Valdez Date 11-10-98

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 11743

Utility Accounting [Signature] Date 11/10/98

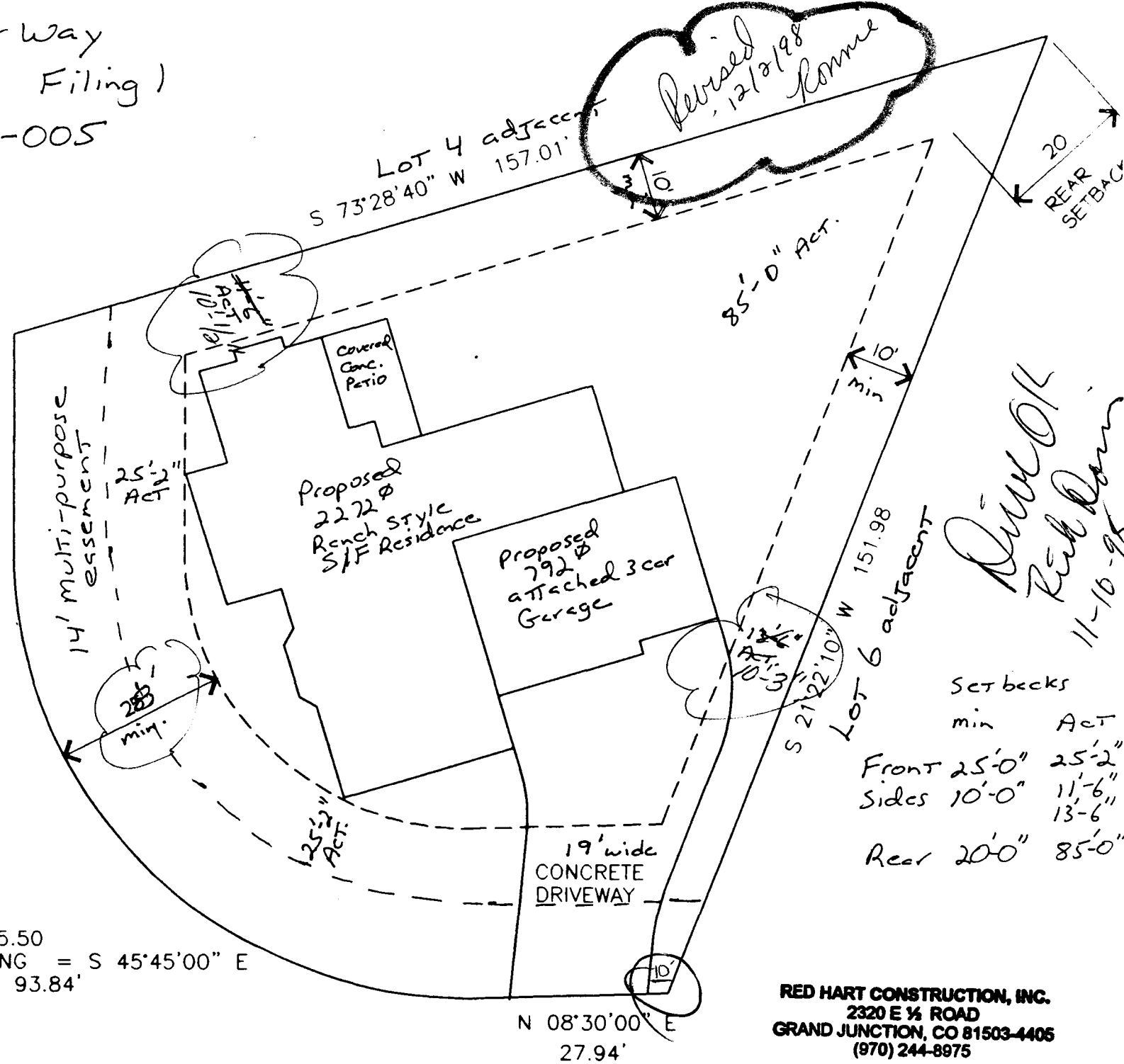
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

2030 Wrangler Way  
 Lot 5 BIK 3 Filing 1  
 2947-152-31-005

WRANGLER WAY

S 00°00'00" W 32.14



Revised 12/2/198 Permit

Lot 4 adjacent  
 S 73°28'40" W 157.01'

85'-0" Act.

20 REAR SETBACK

10' min

*OK*  
 Red Hart  
 11-10-98

Setbacks

	min	Act
Front	25'-0"	25'-2"
Sides	10'-0"	11'-6" 13'-6"
Rear	20'-0"	85'-0"

RAD = 65.50  
 CH BEARING = S 45°45'00" E  
 CHORD = 93.84'



N 08°30'00" E  
 27.94'

RED HART CONSTRUCTION, INC.  
 2320 E 1/2 ROAD  
 GRAND JUNCTION, CO 81503-4405  
 (970) 244-8975

Scale 1" = 20'

WRANGLER WAY