

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>0</u>

BLDG PERMIT NO. 04054

X SIF #292⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2032 WRANGLER WAY TAX SCHEDULE NO. 2947-152-31-006
 SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1856 #
 FILING 1 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER WEXFORD HOMES INC. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 960 BELFORD #H
 (1) TELEPHONE (970) 242-5544 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT "SAME" USE OF EXISTING BLDGS SINGLE FAMILY HOME
 (2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE " NEW CONSTRUCTION

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR2A 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 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 32' CENS.T. 1402 ZONE 89 ANNEX# _____

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).

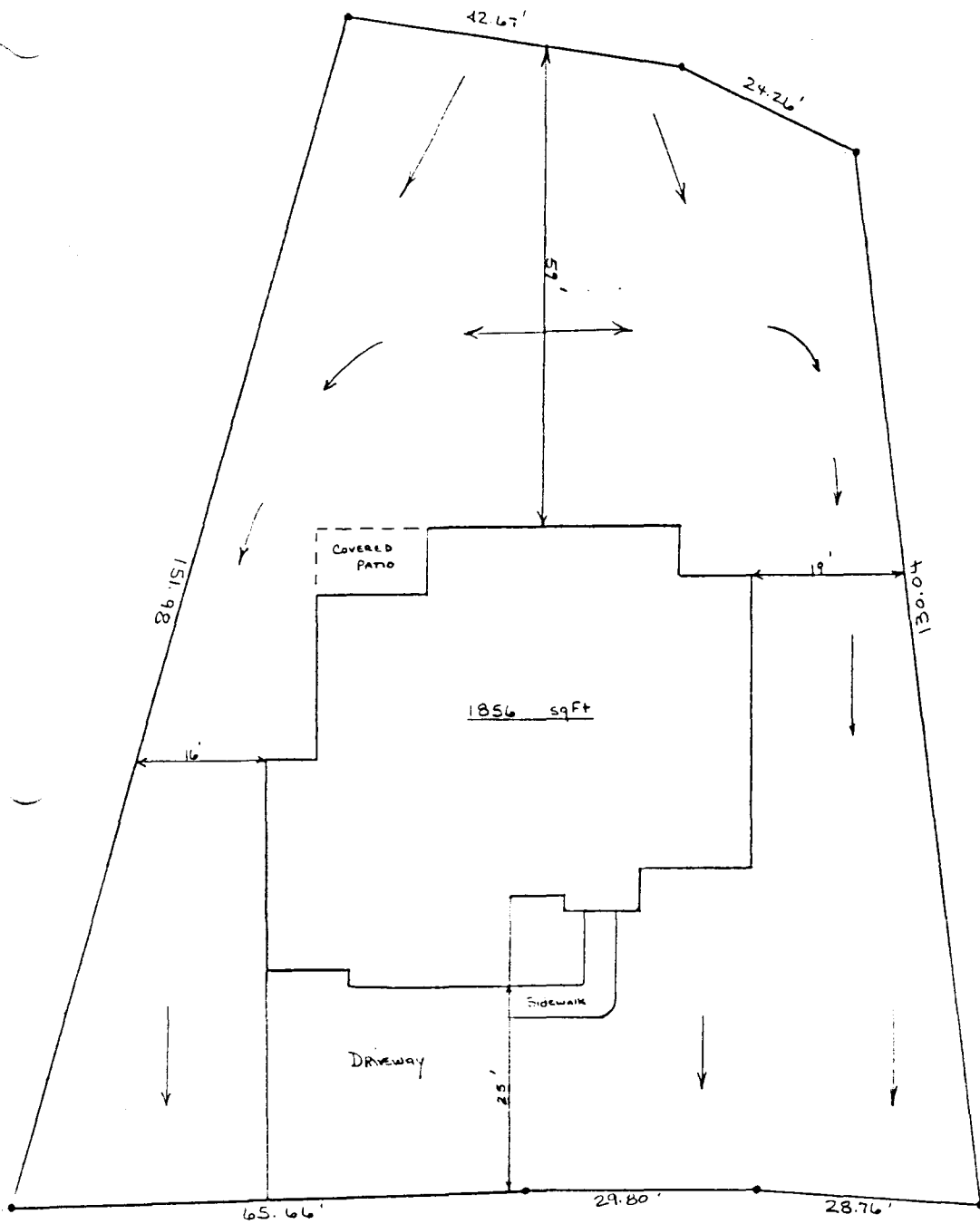
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2-23-98
 Department Approval [Signature] Date 2-23-98

Additional water and/or sewer tap fees are required: YES NO W/O No. 11015
 Utility Accounting [Signature] Date 2-23-98

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

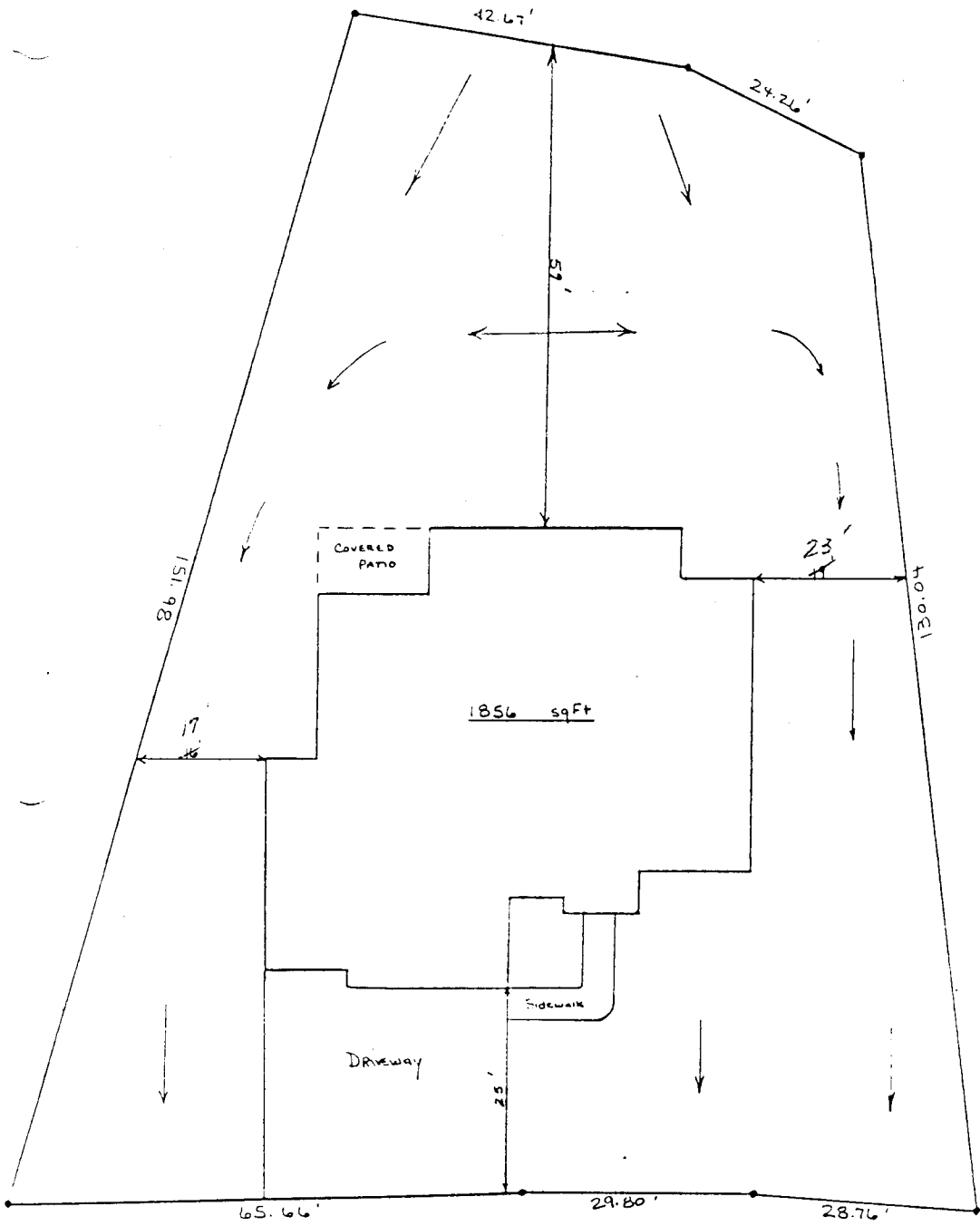
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Site / DRAINAGE Plan
Address: 2032 Wrangler Way
Lot 6 Block 3 Filings
Scale = No Scale

ACCEPTED SLC 2-23-98
 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.

~~PENWAY~~ LOCATION OK.
 U Ashlock 3/23/98



A amended
SLC 3.5.98
 ACCEPTED
 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.

Site / DRAINAGE Plan
Address: 2032 Wrentham Ln
Lot 6 Block 3 Phase
Scale = No Scale

ACCEPTED SLC 2.23.98
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 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DRIVEWAY LOCATION OK
U. Adkins 2/23/98