

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



64153
BLDG PERMIT NO. ~~64359~~

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2036 WRANGLER WAY TAX SCHEDULE NO. 2947-152-31-008

SUBDIVISION INDEPENDANCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2194^{Living}
650 garage

FILING X 1 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER MICHAEL VILLELLA NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2633 EL CORONA DR.

(1) TELEPHONE (970) 257-0536 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT FISHER CONST. USE OF EXISTING BLDGS _____

(2) ADDRESS 453 STEPPING STONE CT. CLIFF DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE (970) 256-4640 HOUSE

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 PR2.4 Maximum coverage of lot by structures 6000^{sq ft}

SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 25' for Lot 8 Blk 3 Special Conditions _____

Maximum Height 32

CENSUS 1402 TRAFFIC 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 Michael Fisher Date 2-26-98

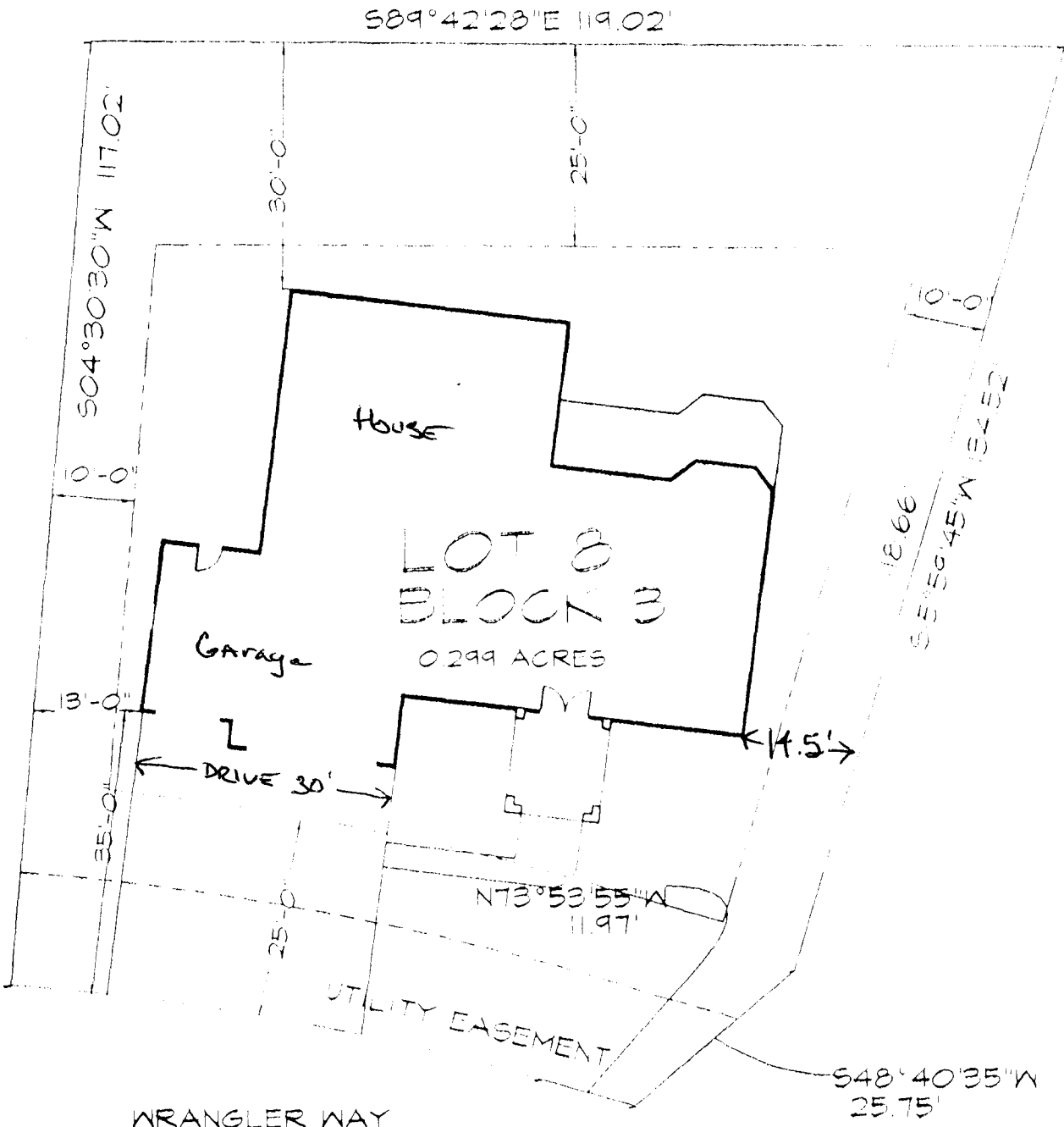
Department Approval Debra Costello Date 3-3-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11042

Utility Accounting Debi Overholt Date 3/3/98

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)



ACCEPTED SLC 3.3-98
 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.

SITE PLAN

SCALE: 1" = 20'-0"

DRIVEWAY LOCATION
 or
 as dashed
 2/26/98

2036 WRANGLER WAY COURT

