

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 64360

302.-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2039 Wrangler way TAX SCHEDULE NO. 2947-152-29-012
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2350
 FILING 1 BLK 1 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Bennett Construction NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 833 24 1/2 RD
 (1) TELEPHONE 241-0795 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT John Bennett USE OF EXISTING BLDGS —
 (2) ADDRESS 833 24 1/2 RD DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 241-0793 Home.

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 ft²
 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 Cannot overhang into
 Maximum Height 32' easement
 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 John Bennett Date 3-25-98
 Department Approval X. Valdez per (E) Date 3-25-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11093

Utility Accounting Langley Date 3/25/98

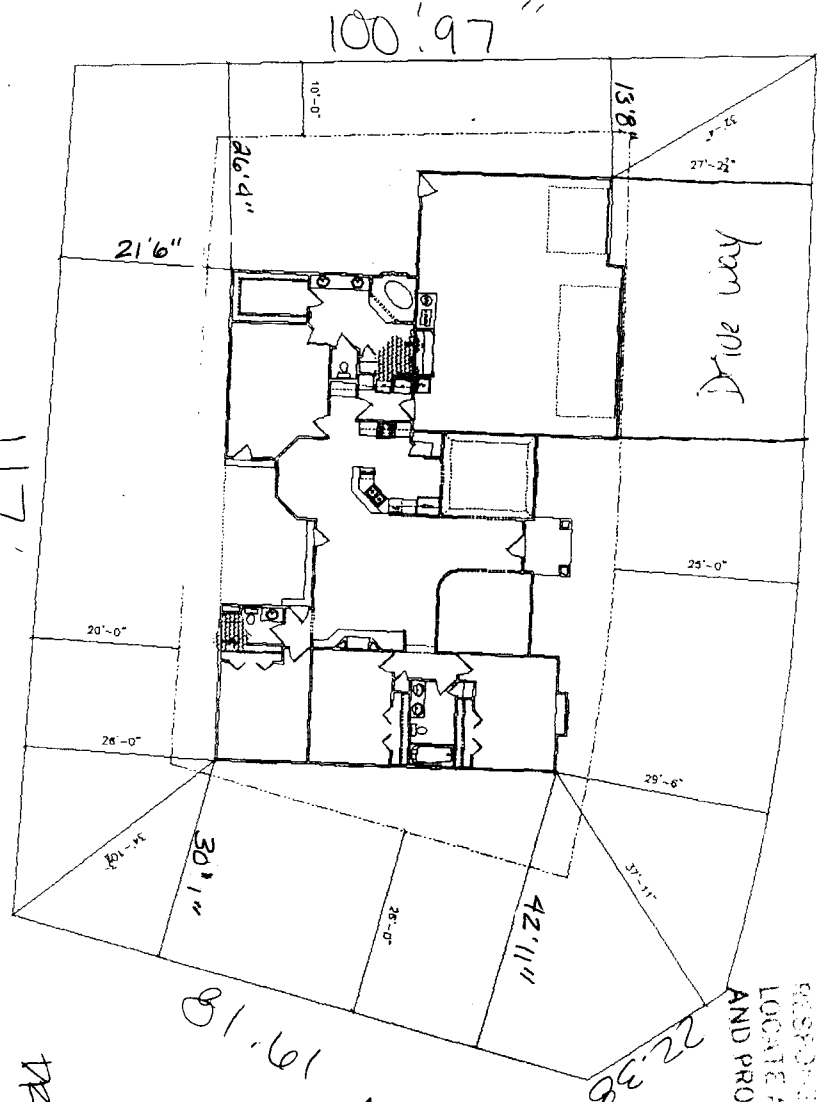
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

THE RESPONSIBILITY OF THE BUILDERS OR OWNER TO VERIFY DIMENSIONS AND DIMENSIONS SHOWN HERE TO CONSTRUCTION.

BLOCK 1
LOT 12
INDEPENDENCE RANCH - FILING ONE

2039 WRANGLER WAY



ACCEPTED XV 3-25-98
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.

Amended
ACCEPTED SLC 3-26-98
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.

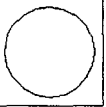
TRAVENARY LOCATION OK.
V.L. Caldwell 3/13/98

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

PLOT PLAN

APPROVAL
FLOOR PLAN
DATE
BY
1-0"
MEET 3

BENNETT CONSTRUCTION
PLOT PLAN



Auto DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782

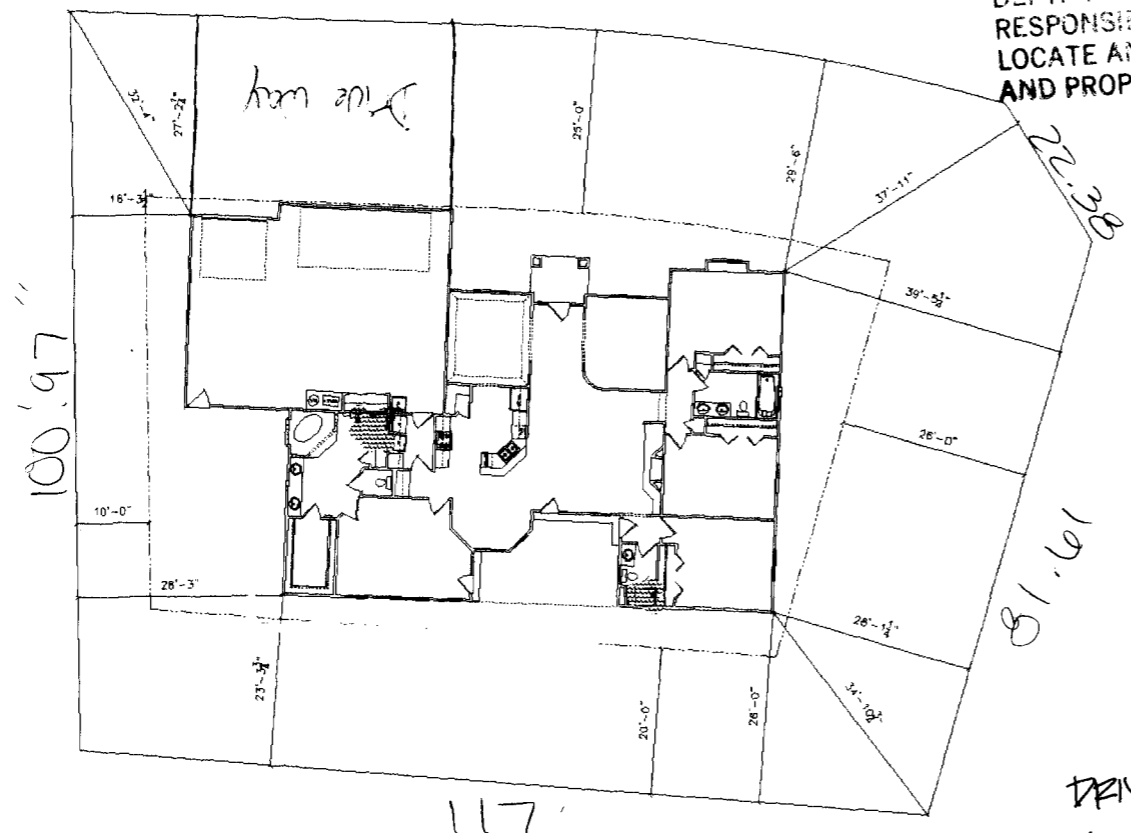
REVISIONS
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NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
 AND DIMENSIONS PRIOR TO CONSTRUCTION.

BLOCK 1
 LOT 12
 INDEPENDENCE RANCH - FILING ONE

2039 WRANGLER WAY

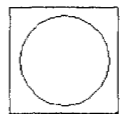
ACCEPTED XV 3-25-98 PKR
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



PLOT PLAN
 SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

REVISIONS	

AUTODRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



BENNETT CONSTRUCTION
PLOT PLAN

DATE: 2-25-98
 SHEET 3

DRIVENAY LOCATION OK.
 re check 3/13/98