

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 07312

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2040 Wrangler Way TAX SCHEDULE NO. 2947-152-00-014
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2274
 FILING 3 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER TMC Enterprises Inc NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS Box 2401, Gr Jct CO
 (1) TELEPHONE 248-9815 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT TMC Enterprises Inc USE OF EXISTING BLDGS Single Family Res.
 (2) ADDRESS Box 2401, Gr Jct CO DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 248-9815 Single Family Residence

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 4570
 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' from PL Special Conditions _____
 Maximum Height 32' CENSUS 1402 TRAFFIC 88 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 [Signature] Date _____

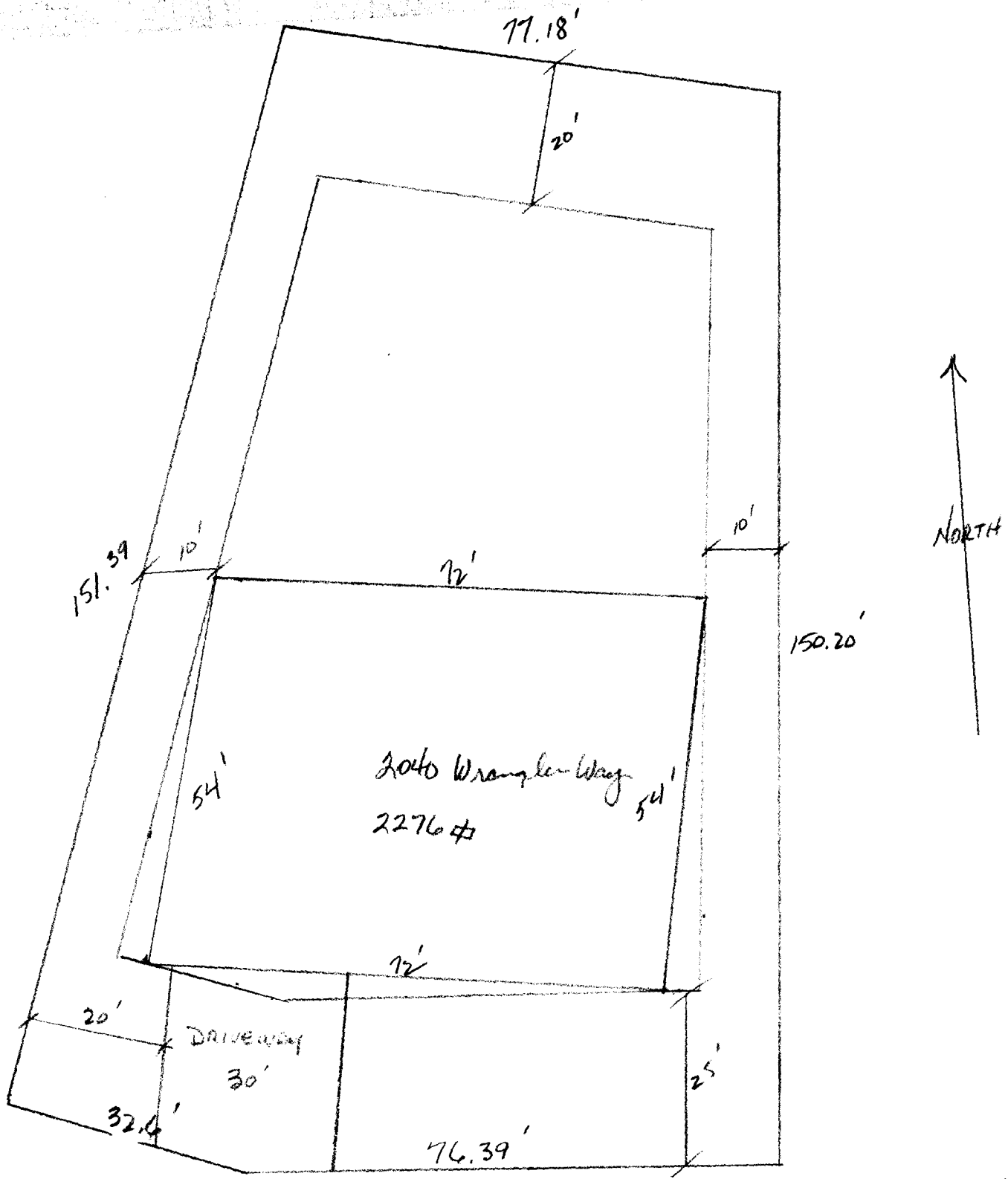
Department Approval [Signature] Date 10-15-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11482

Utility Accounting [Signature] Date 10/15/98

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)



Wrangler Way

ACCEPTED SLIC 10-15-98
 ANY CHANGE OF SETBACKS MUST
 BE APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 LIABILITY TO THE PROPERTY
 OWNER AND OTHER INTERESTS
 AND PROPERTY LIES.

TMC ENTERPRISES, INC

Done OK
 Rick Brown
 10-8-98