

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 65828

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2042 Wrangler Way TAX SCHEDULE NO. 2947-152-00-014
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2486 sq ft
 FILING 3 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER TML ENTERPRISES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Box 2401, Gr. Jet CO
 (1) TELEPHONE 348-4815 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT TML ENTERPRISES USE OF EXISTING BLDGS N/A
 (2) ADDRESS Box 2401 Gr. Jet CO DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 348-4815 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 45%
 SETBACKS: Front 25' from property line (PL) or - from center of ROW, whichever is greater Parking Req'mt 2
 Side 10' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENSUS 1402 TRAFFIC 88 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 [Signature] Date 6/17/98

Department Approval [Signature] Date 6-18-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11380

Utility Accounting [Signature] Date 6/18/98

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)

INDEPENDENCE RANCH HOMEOWNERS ASSOCIATION, INC.
101 S. 3rd Street
Grand Junction, CO 81501

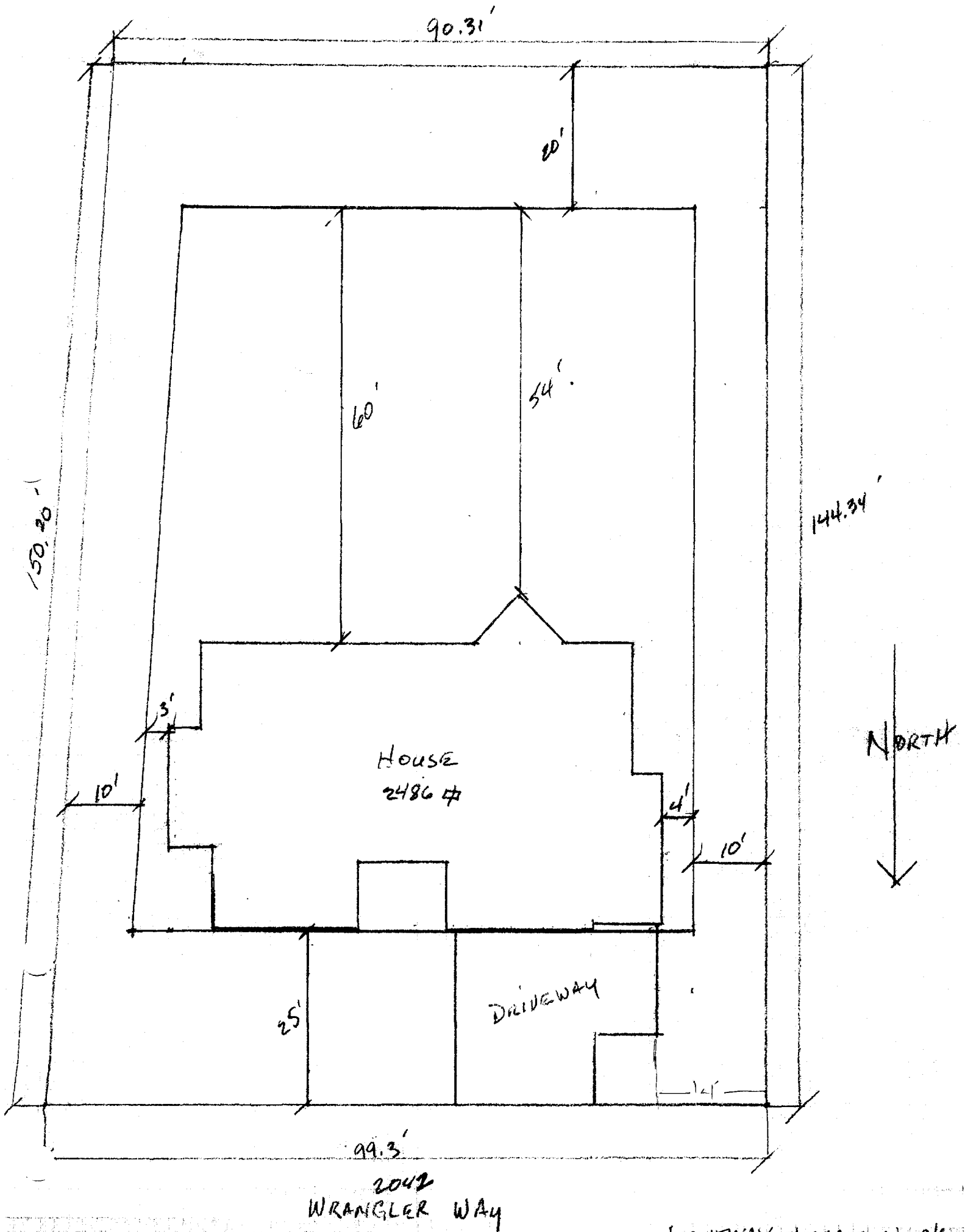
Architectural Guidelines and Standards

In order to attain the highest quality of development and construction and to ensure lasting value, it is to the benefit of all Owners to have a guideline of architectural standards as to the quality of workmanship and materials, harmony of exterior design and color with existing structures and the location with respect to existing topography and finished grade elevation. These architectural guidelines adopted by the Independence Ranch Architectural Control Committee (ACC) are intended to provide owners with the opportunity to secure individual freedom of design and style while maintaining quality and harmony with the particular lot and general landscape.

The plans and specifications so submitted shall comply in all respects with the applicable building and zoning regulations of the City of Grand Junction, County of Mesa and the Planned Development of Independence Ranch Subdivision. One-story and residential structures shall contain a minimum of 1,700 square feet of living space and two-story residential structures shall contain a minimum of 2,000 square feet of living space. No structure shall exceed 32 feet in finished elevation. At least fifty (50) percent of the front elevation shall be finished with stucco or a masonry product approved by the ACCO which finish shall wrap the front corners of the residence at least 36 inches. Roof pitch of all residences shall have at least 5/12 pitch and multiple gables and/or hips. The third bay of any three (3) car garage shall be offset at least two(2) feet from the other garage bays. The Architectural Control Committee shall exercise its reasonable judgment to the end that all attachments, improvements, construction, landscaping and alterations to residences, other structures and property, within the property, conform to and harmonize with the existing surroundings, residences, landscaping and structures. In its review of such plans, specifications and other materials and information, the Architectural Control Committee may require that the applicant(s) pay the Committee a processing fee for the actual expenses incurred by the Committee in the review and approval process.

1) Building Setbacks and Minimums

- a. Setback Requirements: For all structures over 6' in height:
 1. Front yard: 25' all lots
 2. Side yard: 15' Lots 2 and 3, Block 3, fronting Tract C
 3. Side Yard 25' west side Lot 1, Block 1
 4. Side yard 10' all other lots
 5. Rear yard 25' Lots 6-9, Block 1; Lots 1, 2, 7, 8, Block 3
 6. Rear yard: 20' all other lots
 7. Maximum building height: 32'
 8. Maximum coverage of lot by structures: 6000 sq. ft.



ACCEPTED SLC 6-18-98
 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.

DRIVEWAY LOCATION OK
 DL Added 6/10/18

S 86° 31' 45" E 90.31'

N



SCALE: 1" = 20'

20' REAR SETBACK

INDEPENDENCE RANCH
SUBDIVISION, FILING 3
BLOCK 1
LOT 4

150.20'

10' SIDE SETBACK

10' SIDE SETBACK

144.34'

LOT 5

LOT 3

N 04° 09' 25" E

17.97'

17.82'

21.63'

14.02'

2042 WRANGLER WAY

S 00° 00' 00" E

25' FRONT SETBACK

14' MULTI-PURPOSE EASEMENT

N 90° 00' 00" W

35.00'

99.30'

Amended

ACCEPTED *SLC 7-1-98*
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DEPT. IT IS THE APPLICANT'S
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AND PROPERTY LINES.

WRANGLER WAY

JOB NO. 8358-93