

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	2947 <sup>00</sup>



BLDG PERMIT NO. UU-132

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 2045 Wrangler Way TAX SCHEDULE NO. 2947-152-31-013  
 Home 2186

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION Garage 912

FILING 3 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER RimRock Investors LLC NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 135 Vista Grande

(1) TELEPHONE 245-8553 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT RimRock Investors LLC USE OF EXISTING BLDGS Home

(2) ADDRESS 135 Vista Grande DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 245-8553 view 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 45%

SETBACKS: Front 25' from property line (PL) Parking Req't 2  
 or — from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_

Maximum Height 3.2'

CENSUS 1402 TRAFFIC 88 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 Douglas J. Jeter Date 8-5-98

Department Approval Antonia Hostello Date 8-5-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11508

Utility Accounting R. Raymond Date 8/5/98

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

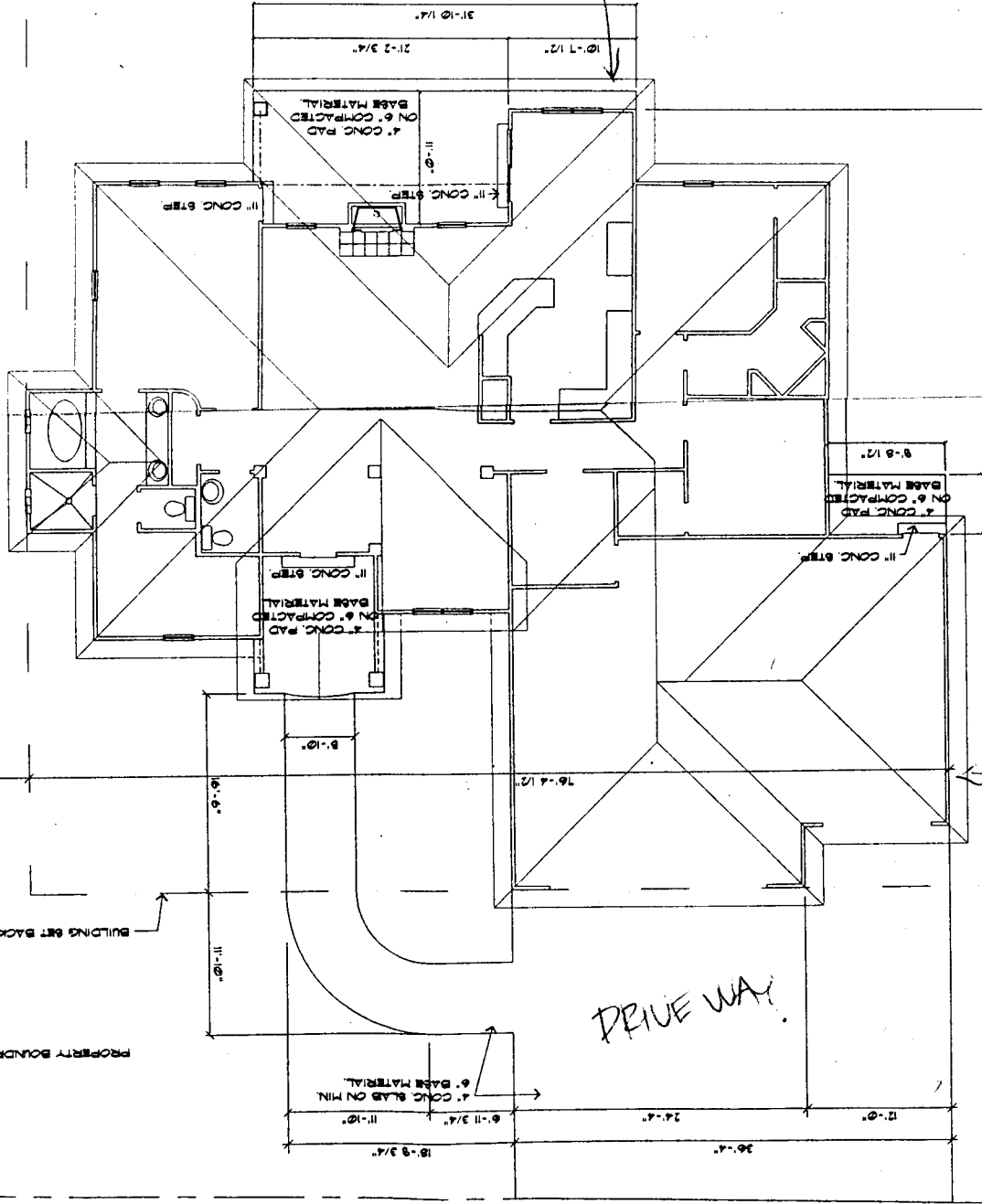
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED SLC 8-5-98  
 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.

50'

DRIVEWAY LOCATION  
OK.

*[Handwritten signature]*  
8/1/98



63'-0"

28'-1 1/2"

WRANGLER WAY