

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 65962

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2046 WRANGLER WY. TAX SCHEDULE NO. 2947-152. ³¹ ~~00~~ 013

SUBDIVISION INDEPENDANCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1936

FILING 3 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER E. PERRY CONST. INC. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 472 SANTEE ST. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 523-4207 USE OF EXISTING BLDGS NA

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) ADDRESS / CONST. SINGLE FAMILY

(2) TELEPHONE /

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 PH-2.4 Maximum coverage of lot by structures 45%

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 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 [Signature] Date 7-2-98

Department Approval [Signature] Date 7-8-98

Additional water and/or sewer tap fee(s) are required. YES NO W/O No 1285804 #11441

Utility Accounting [Signature] Date 7-8-98

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)

S 83°50' 08" E

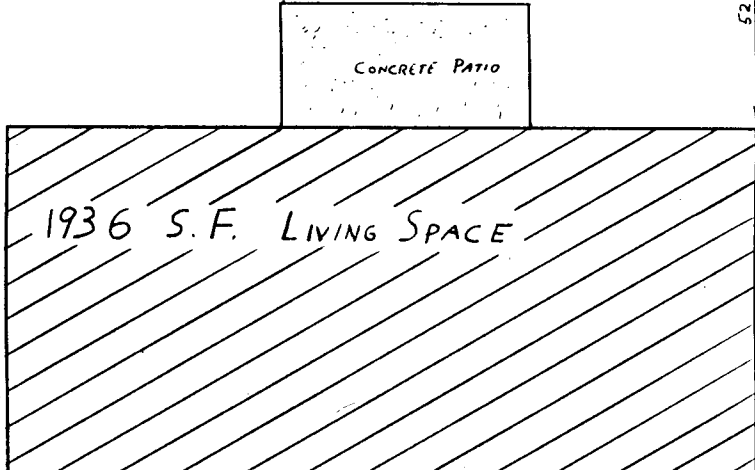
99.83'

ACCEPTED *Ronnie 7/8/98*
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.

S 00° 37' 41"

137.34'

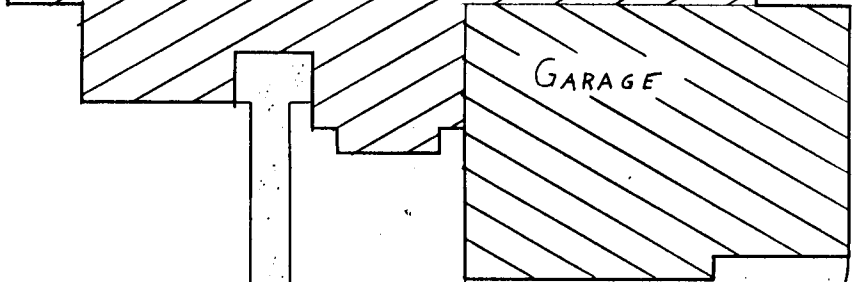
16' SETBACK



52' SETBACK

125.86'

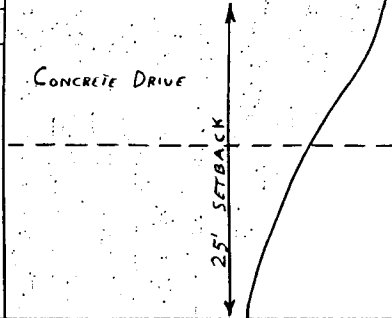
S 00° 13' 43"



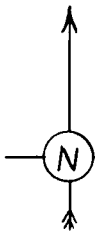
15' SETBACK

14' MULTIPURPOSE EASEMENT

100.17'



25' SETBACK



PLOT PLAN
SCALE 1" = 1'

DEVELOPER LOCATION

OK.

Be [Signature]

7/2/98