

FEE \$	10 <sup>00</sup>
TCP \$	
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 66233

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

X

BLDG ADDRESS 2048 Wrangler Way TAX SCHEDULE NO. 2947-152-30-005  
 SUBDIVISION INDEPENDENCE Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2210  
 FILING 3 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Haase & Associates, Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 563 Village Way  
 (1) TELEPHONE (970) 242-8681 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Don Haase USE OF EXISTING BLDGS 0  
 (2) ADDRESS 563 Village Way DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 970-242-8681 NEW 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 PR 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 \_\_\_\_\_  
 Adj. Tract A-15'  
 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 Don Haase Date 7-21-98

Department Approval Antonia Castella Date 7-27-98

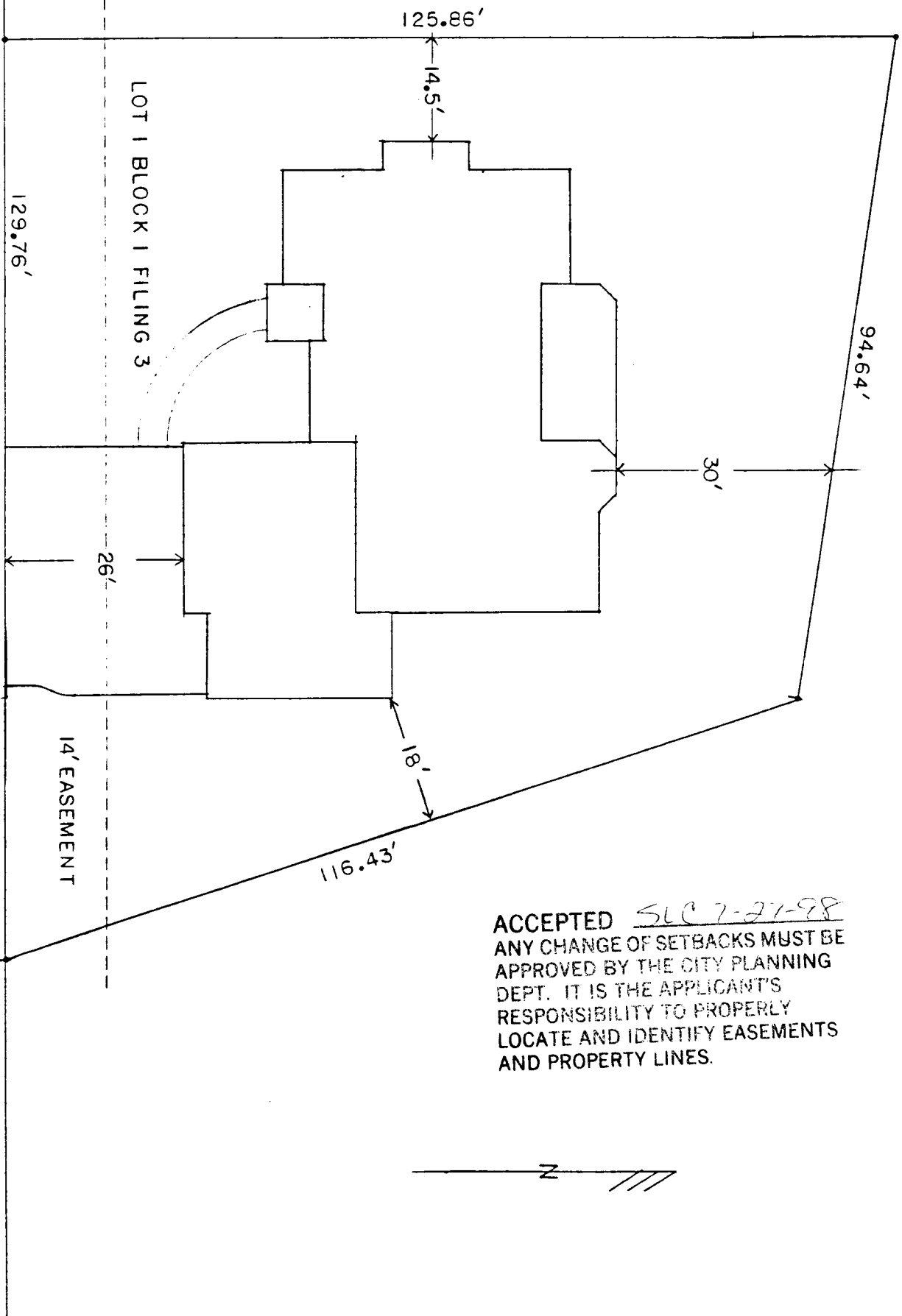
Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 11479

Utility Accounting Laura Shupe Date 7/27/98

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)

*Final location is acceptable*  
*R.P. Lewis*  
*7-27-98*



ACCEPTED SLC 7-27-98  
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.