

FEE \$	10 —
TCP \$	—
SIF \$	292 —



BLDG PERMIT NO.	70766
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

EX

BLDG ADDRESS 2049 Wrangler Way TAX SCHEDULE NO. 2947-152-33-001  
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1820  
 FILING<sup>3</sup>BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Damon Kreg Obergfell NO. OF DWELLING UNITS  
 BEFORE: — AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 380 34 Rd  
 (1) TELEPHONE 256-9792 NO. OF BLDGS ON PARCEL  
 BEFORE: — AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Dame USE OF EXISTING BLDGS Residence  
 (2) ADDRESS ↓ DESCRIPTION OF WORK AND INTENDED USE: New Home  
 (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 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 20' from PL Special Conditions —  
 Maximum Height 32' CENSUS 402 TRAFFIC 88 ANNEX# —

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 6/16/99  
 Department Approval [Signature] Date 6-18-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12347

Utility Accounting [Signature] Date 6/18/99

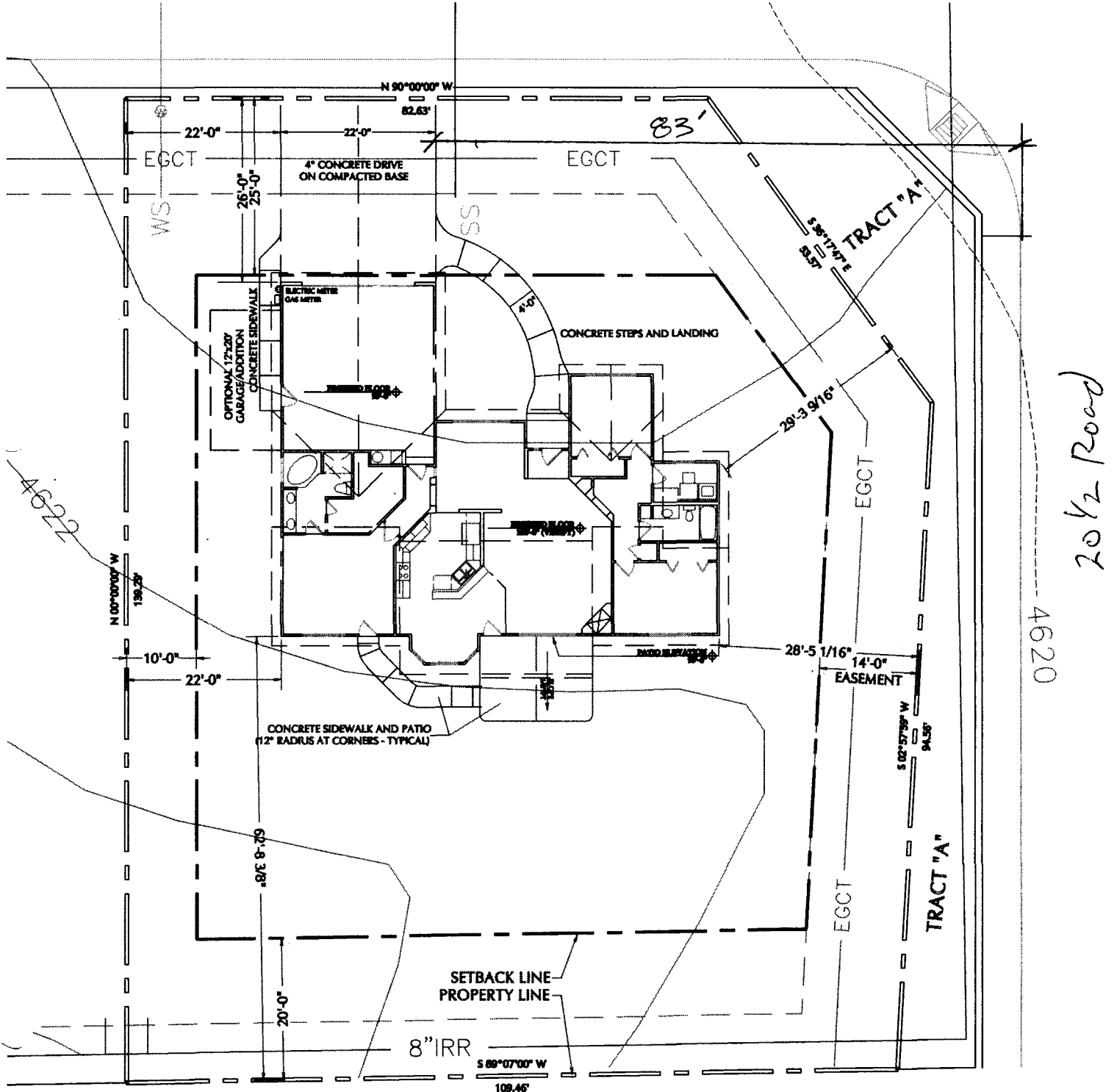
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED 6-18-99  
 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.

6/16/99  
 DRIVE O.K.  
 Van Man

WRANGLER WAY



PROPERTY DESCRIPTION:

LOT 1, BLOCK 2, INDEPENDENCE RANCH FILING NO. THREE  
 TAX SCHEDULE NO. 2947-152-33-001  
 0.342 ACRES



LOT 1