

FEE \$	10.00
TCP \$	—
SIF \$	29.7

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

NH
 BLDG PERMIT NO. 74424



Your Bridge to a Better Community

BLDG ADDRESS 2038 WRANGLER WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2023

TAX SCHEDULE NO. 2947-152-32-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION INDEPENDENCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 2023

FILING 3 BLK 1 LOT 6

(1) OWNER TERRA ENTERPRISES

(1) ADDRESS 2633 EL CORONA

(1) TELEPHONE 257-0536

(2) APPLICANT MUSTANG BLDRS

(2) ADDRESS 3658 G.7 RD

(2) TELEPHONE 464-4767 / 216-6448

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS RESIDENTIAL

DESCRIPTION OF WORK & INTENDED USE 3 BDR 2 BATH 3 CAR GAR. RES.

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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)
 or — from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 15' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions _____

CENSUS 1402 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 3-22-00

Department Approval [Signature]

Date 3/23/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12965</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/23/00</u>

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

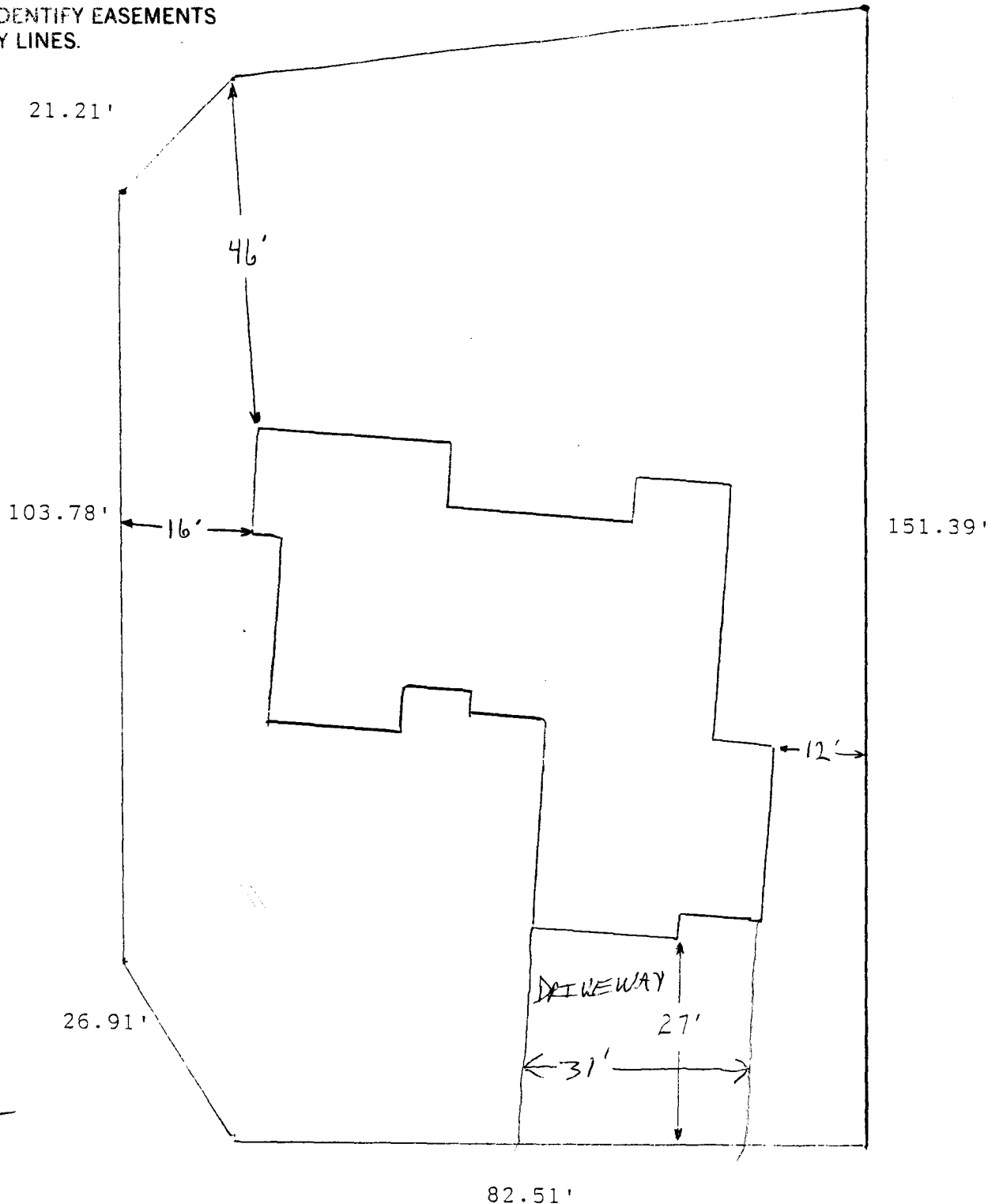
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED

1/15/00 3/23/00

ANY CHANGE OF DETRACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

82.89'



*DRIVE OK
EWD
3/22/00*

2038 Wrangler Way