

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 74424



Your Bridge to a Better Community

BLDG ADDRESS 2038 Wrangler Way SQ. FT. OF PROPOSED BLDGS/ADDITION 48<sup>sq</sup>

TAX SCHEDULE NO. 2947-152-32-006 SQ. FT. OF EXISTING BLDGS 2100<sup>sq</sup>

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2148<sup>sq</sup>

FILING 3 BLK 1 LOT 6

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

NO. OF BUILDINGS ON PARCEL:  
 Before: 1 After: 2 this Construction

(1) OWNER Rob Loewen

(1) ADDRESS 2038 Wrangler Way

(1) TELEPHONE 241-7767

USE OF EXISTING BUILDINGS Residence

(2) APPLICANT Rob Loewen

DESCRIPTION OF WORK & INTENDED USE Storage sheds

(2) ADDRESS 2038 Wrangler Way

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) 6x8' Portable Shed.

(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 PL 2.4 Maximum coverage of lot by structures 45%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt \_\_\_\_\_

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 12-19-00

Department Approval [Signature] Date 12/19/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>5789</u> <sup>existing acct</sup>
Utility Accounting <u>[Signature]</u>		Date <u>12/19/00</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)

Wednesday Tues 17th 9:30

Althea Mason 12/19/00

ACCEPTED  
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

Social House?

