FEE $ _10.00_	
TCP $ _0_	
SIF $ _292.00_	

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

BLDG PERMIT NO. _80620_

Your Bridge to a Better Community

BLDG ADDRESS _2027 Wrangler Way_

TAX SCHEDULE NO. _2947-152-29-006_

SUBDIVISION _Independence Ranch_

FILING _1_ BLK _1_ LOT _6_

(1) OWNER _ORRIN THOMPSON_

(1) ADDRESS _401 Colorado Ave_

(1) TELEPHONE _242-6016_

(2) APPLICANT _ORRIN THOMPSON_

(2) ADDRESS _401 Colorado Ave_

(2) TELEPHONE _242-6016_

SQ. FT. OF PROPOSED BLDGS/ADDITION _4680_

SQ. FT. OF EXISTING BLDGS _0_

TOTAL SQ. FT. OF EXISTING & PROPOSED _4680_

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 _N/A_

DESCRIPTION OF WORK & INTENDED USE _Home_

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

~~REQUIRED:~~ *One plot plan, on 8 ½" 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 _PD_

SETBACKS: Front _25'_ from property line (PL)
or _____ from center of ROW, whichever is greater

Side _10'_ from PL, Rear _25'_ from PL

Maximum Height _32'_

Maximum coverage of lot by structures _10000 sq ft_

Permanent Foundation Required: YES _X_ NO _____

Parking Req'mt _2_

Special Conditions _____

CENSUS _1402_ TRAFFIC _99_ ANNX# _____

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).

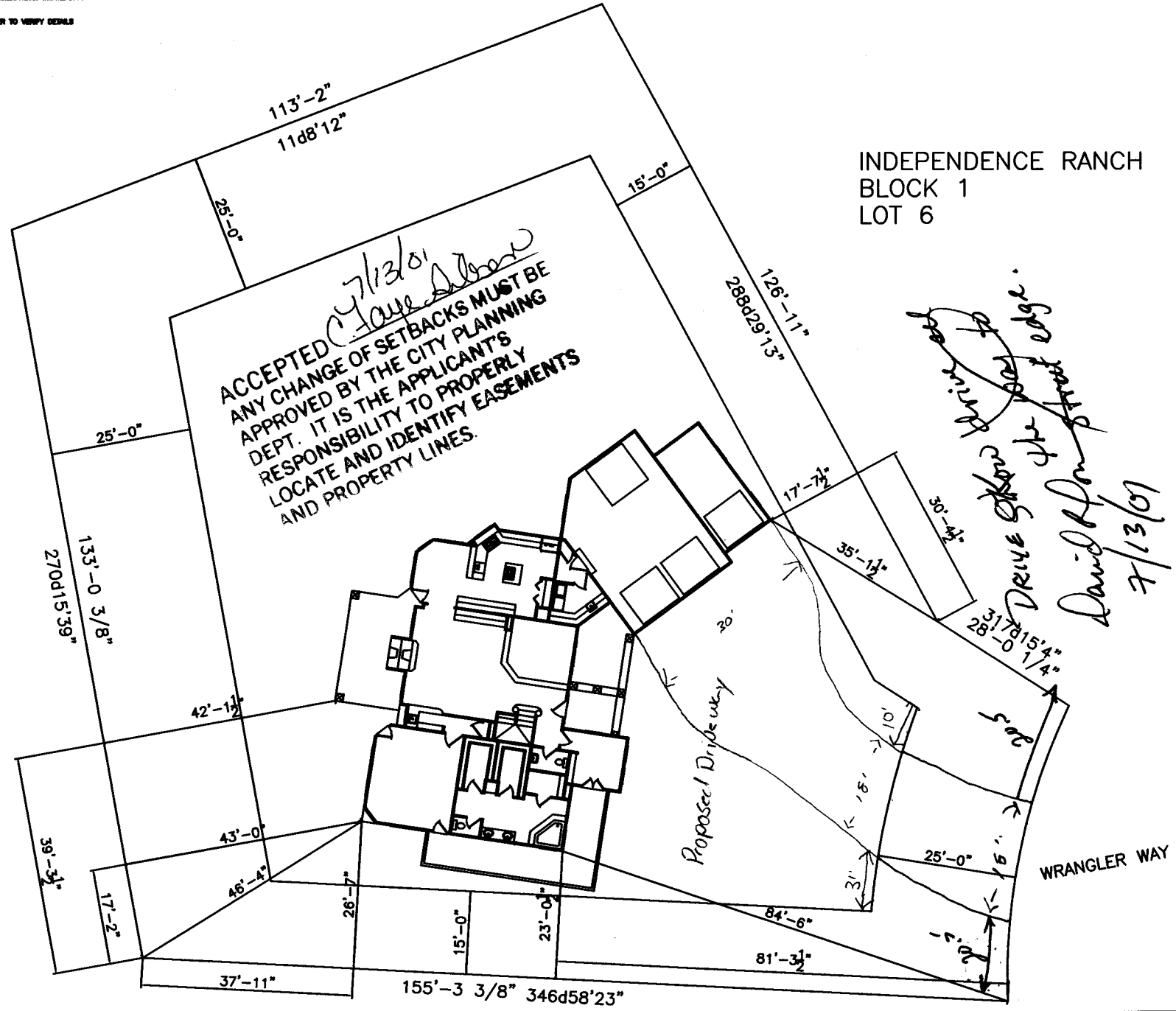Applicant Signature _[signature]_ Date _7-9-2001_

Department Approval _C. Faye Dodson_ Date _7-13-01_

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. _14119_
Utility Accounting _Katy Hoel_		Date _7/13/01_	

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)*

INDEPENDENCE RANCH
BLOCK 1
LOT 6

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

ACCEPTED 7/13/01
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.

113'-2"
11d8'12"
25'-0"
15'-0"
126'-11"
288d29'13"
25'-0"
133'-0 3/8"
270d15'39"
17'-7½"
30'-4½"
35'-1¼"
317d15'4"
28'-0 1/4"
42'-1½"
30'
43'-0"
Proposed Driveway
39'-3½"
10'
17'-2"
46'-4"
26'-7"
15'-0"
23'-0"
25'-0"
15'
WRANGLER WAY
84'-6"
3'
81'-3½"
5'
37'-11"
155'-3 3/8" 346d58'23"

14 ≤ width ≤ 30
offsets relative to lot line ≥ 5FT

SH