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

BLDG PERMIT NO. 81076



Your Bridge to a Better Community

BLDG ADDRESS 2038 Wrangler way SQ. FT. OF PROPOSED BLDGS/ADDITION NA
 TAX SCHEDULE NO. 2947-152-32-006 SQ. FT. OF EXISTING BLDGS 2150
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 3 BLK 1 LOT 36 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Roberts Locken NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS Dwelling
 (1) TELEPHONE 241-7767 DESCRIPTION OF WORK & INTENDED USE Patio cover
 (2) APPLICANT SOME TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 Other (please specify) Free standing Patio cover

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 PD 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
West 15' Parking Req'mt _____
 Side _____ from PL, Rear 25' from PL Special Conditions _____
East 10' CENSUS 1402 TRAFFIC 88 ANN# _____
 Maximum Height 32'

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).

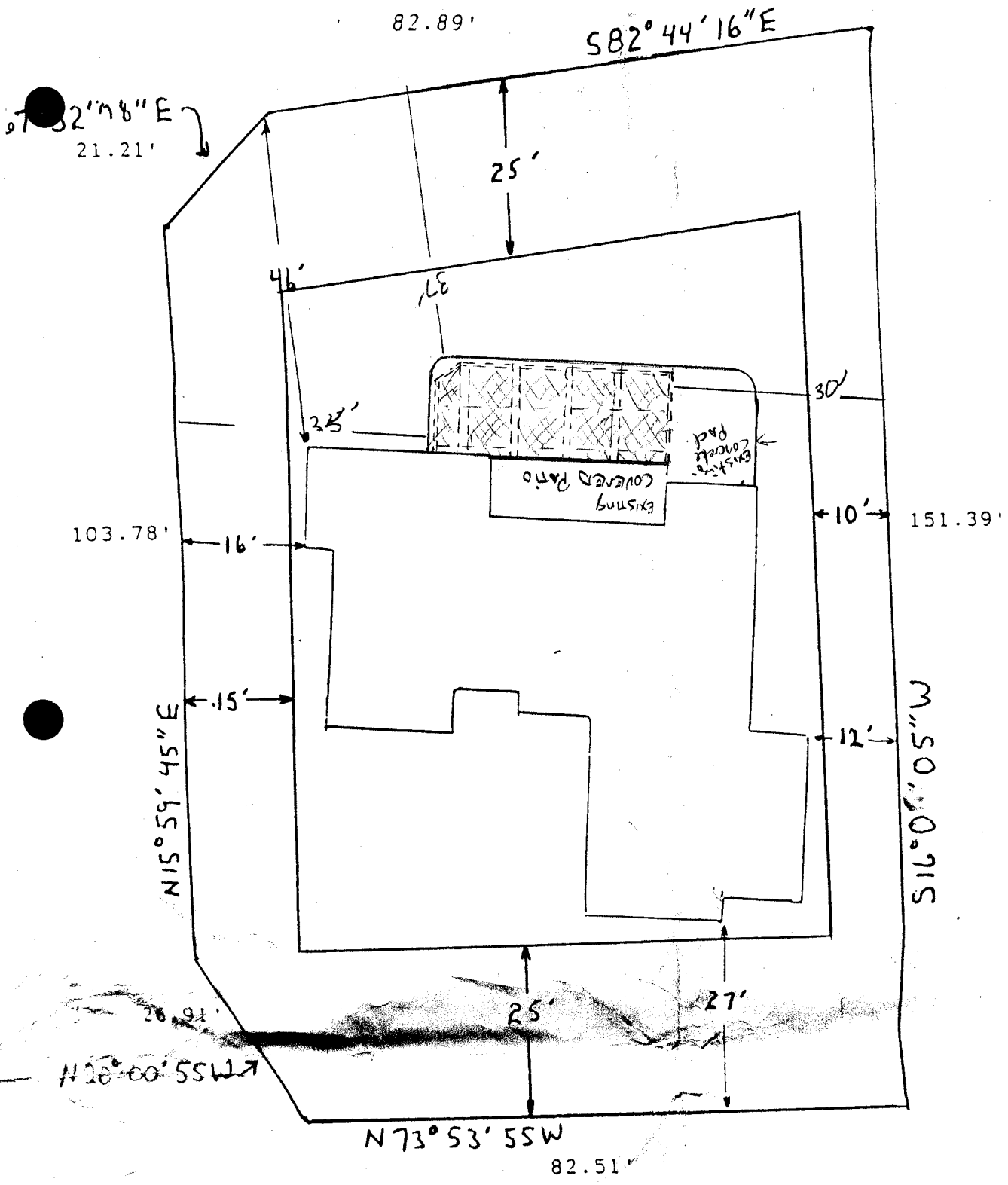
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 8-13-01
 Department Approval Santa Castells Date 8-13-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kate Hoet</u>	Date	<u>8/13/01</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)



SITE PLAN
 SCALE 1" = 20'-0"

ACCEPTED SLC 8/13/01
 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.

