

FEE \$	10
TCP \$	0
SIF \$	292

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

BLDG PERMIT NO. 79081



Your Bridge to a Better Community

BLDG ADDRESS 2043 Weangler Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1978 + 650 (Garage)

TAX SCHEDULE NO. 2947-152-31-010 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2628 #

FILING 2 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Ethan Cloutier NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 804 Bunting Ave USE OF EXISTING BUILDINGS none

(1) TELEPHONE 241-4476 DESCRIPTION OF WORK & INTENDED USE new home

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

(2) ADDRESS Same

(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 PR2.4 Maximum coverage of lot by structures 6000 #

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 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 1402 TRAFFIC 89 ANN# _____

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 3-13-01

Department Approval [Signature] Date 3/15/01

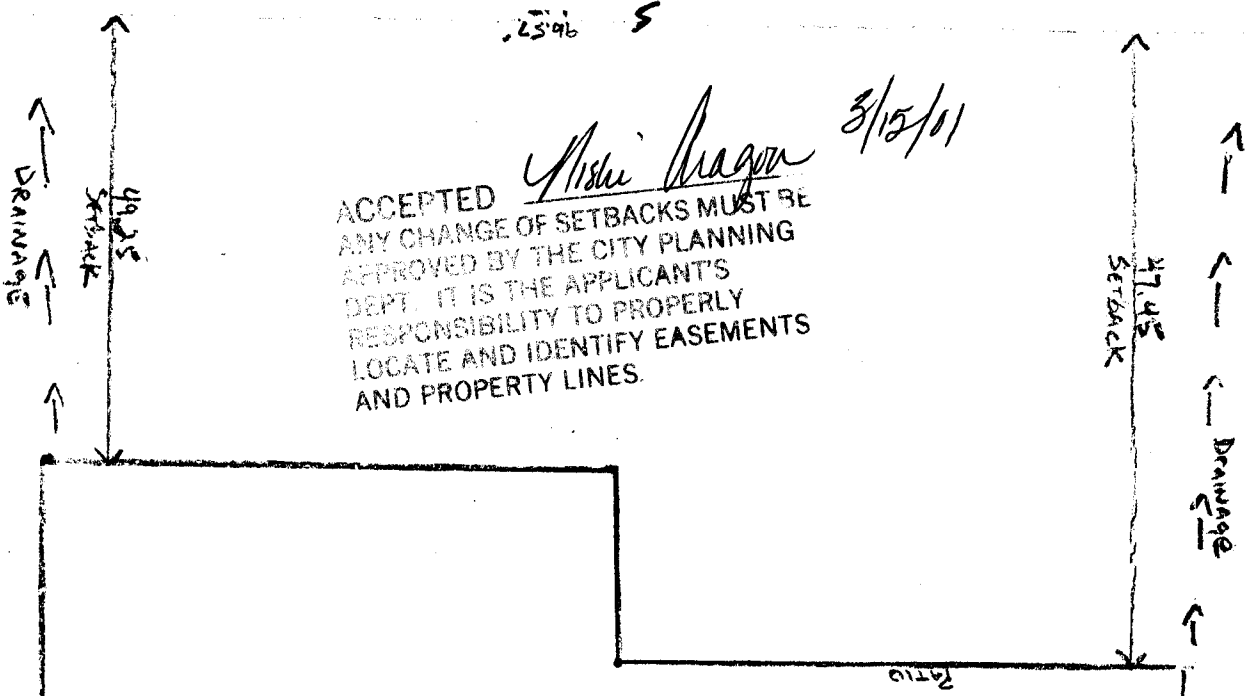
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>13817</u>
Utility Accounting	<u>[Signature]</u>	Date <u>3/15/01</u>	

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)

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.

Misti Dragon 3/15/01

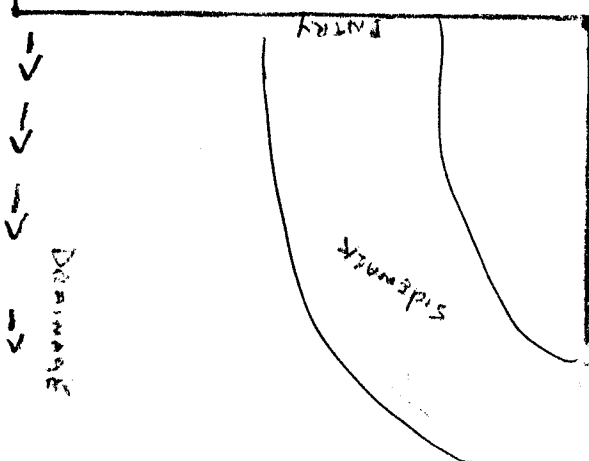


Lot 1 SE.041 M

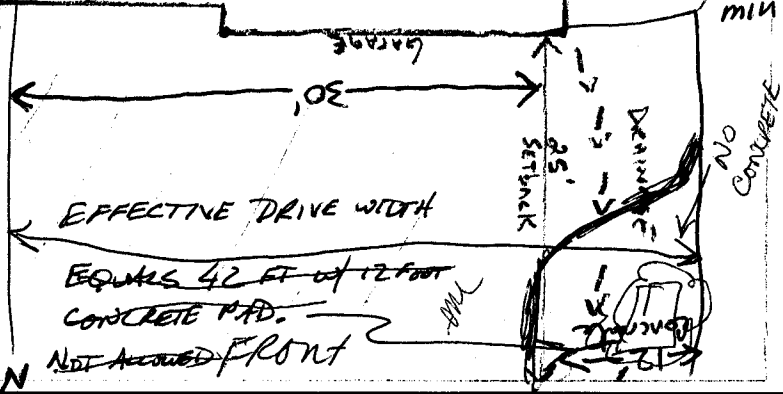
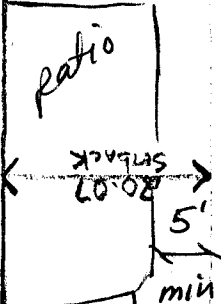
Lot 1 SE.041 M

18' SETBACK

DRIVE OK AS ANNOUNCED
 DATE 3/15/01
 MAX DRIVE WIDTH = 30 FT.



~~NOT APPROVED~~
~~DATE~~ 3/15/01



241-4470
 Ethaw Clerk
 65 Co 81503
 2043 Winger Ct.
 8043
 Plans are clear

Lot 1 SE.041 M