

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 79228



Your Bridge to a Better Community

BLDG ADDRESS 2046 Wrongle^H Way 80 FT. OF PROPOSED BLDGS/ADDITION 900

TAX SCHEDULE NO 2947-152-31-013 SQ. FT. OF EXISTING BLDGS 1936

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2836

FILING 3 BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Brian Whiteside NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS SAME AS ABOVE USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 255-8370 DESCRIPTION OF WORK & INTENDED USE ADD 2 Bed + Bath

(2) APPLICANT GIFFORD & SONS TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) ADDRESS 1812 V 2/10 Rd _____ Other (please specify) _____

(2) TELEPHONE 858-9952 2347221

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 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 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 3-1-01

Department Approval [Signature] Date 3-1-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No CHG</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/1/01</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)

S 83° 50' 08" E

99.83'

ACCEPTED SLC 3/1/01
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.

52' SETBACK

CONCRETE PATIO

1936 S.F. LIVING SPACE

S 00° 37' 41"

137.34'

16' SETBACK

125.86'

S 00° 13' 43"

GARAGE

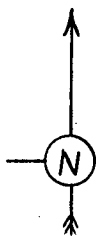
15' SETBACK

CONCRETE DRIVE

25' SETBACK

14' MULTIPURPOSE EASEMENT

100.17'



PLOT PLAN

SCALE 1" = 1'

DRIVEWAY LOCATION

OK.

Be drilled

1/2/98