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

BLDG PERMIT NO. 79083



Your Bridge to a Better Community

BLDG ADDRESS 2050 Wrangler Ct
 TAX SCHEDULE NO. 2947152 30 018
 SUBDIVISION Independence Ranch
 FILING 2 BLK 1 LOT 13
 (1) OWNER ALAN + Robbie Koos
 (1) ADDRESS 2050 Wrangler Ct
 (1) TELEPHONE 242-8779
 (2) APPLICANT Koos Const. Inc
 (2) ADDRESS 2050 Wrangler Ct
 (2) TELEPHONE 242-8779

SQ. FT. OF PROPOSED BLDGS/ADDITION Basement 704 #
 SQ. FT. OF EXISTING BLDGS 2265
 TOTAL SQ. FT. OF EXISTING & PROPOSED 704 #
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 USE OF EXISTING BUILDINGS Residence
 DESCRIPTION OF WORK & INTENDED USE Interior Finish
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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
 SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 10' from PL
 Maximum Height 32'

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO X
 Parking Req'mt 2 (no Site Plan required)
 Special Conditions no bath or kitchen facility
 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 3-20-01
 Department Approval [Signature] Date 3/20/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>/</u>	W/O No. <u>Existing Premis</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/20/01</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)