

EFE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 67106

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2087 F 3/4 Rd TAX SCHEDULE NO. 2947-152-29-001

SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200 sq ft
743 GARAGE

FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER JEFF & STACEY KELLEY DBA/ NO. OF DWELLING UNITS
COLORADO HOMES Bldg/Design BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 186 1/2 GLORY VIEW DR

(1) TELEPHONE 970-242-2968 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT JEFF KELLEY DBA/ COLO HOMES USE OF EXISTING BLDGS N/A

(2) ADDRESS 186 1/2 GLORY VIEW DR. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 970-242-2968 NEW SINGLE FAMILY RESIDENCE

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 PR 2.4 Maximum coverage of lot by structures 6000 sf

SETBACKS: Front 25 from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 10 from PL Rear 20 from PL Special Conditions _____

Maximum Height 32'

CENSUS 1402 TRAFFIC 89 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 09-29-98

Department Approval [Signature] Date 9-30-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11636

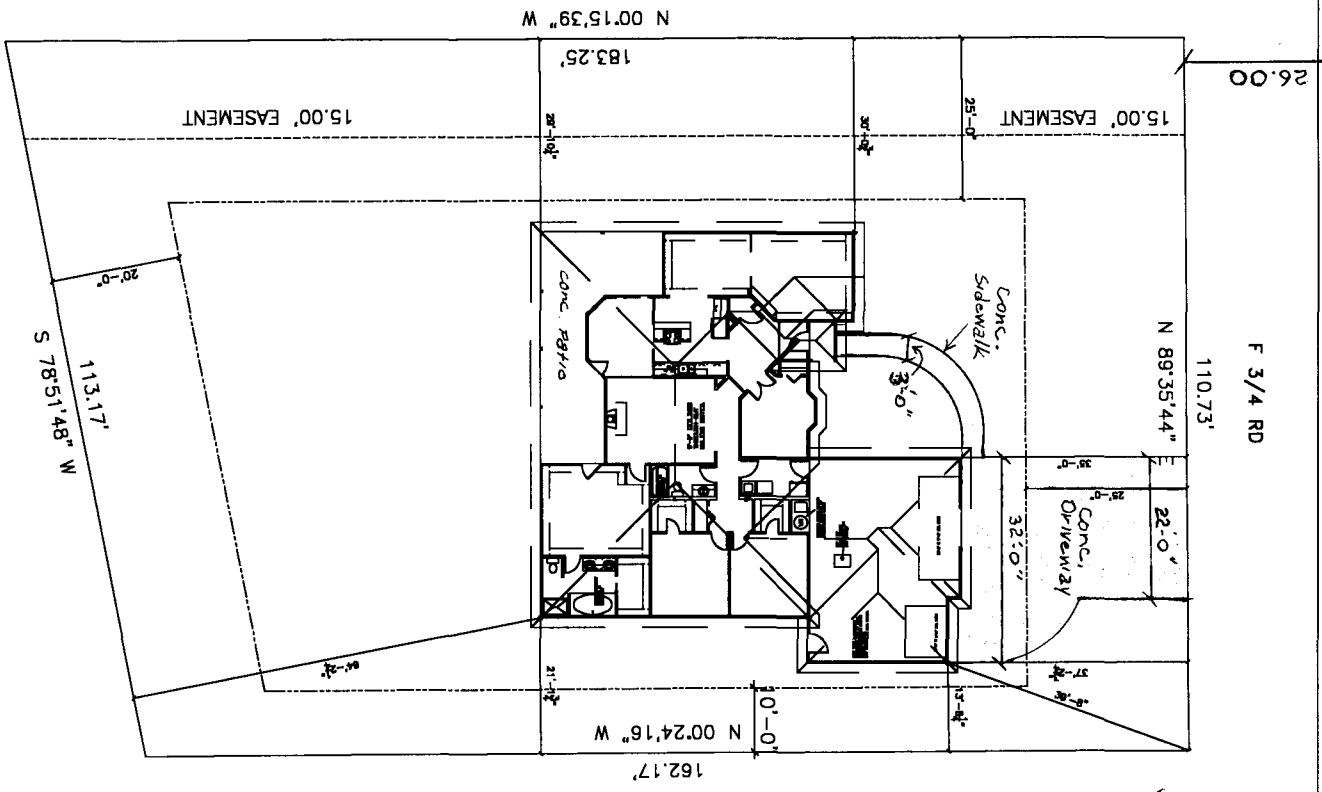
Utility Accounting CO Date 9/30/98

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)

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

CL F 3/4 Rd



PLOT PLAN
1" = 30'

*Drive OK
Rick Davis
9-29-98*

INDEPENDENCE RANCHO
 PHASE 1
 BLOCK 1 - LOT 1

ACCEPTED SLC 9/30/98
 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.