

FEE \$	<u>10.00</u>
TCP \$	<u> </u>
SIF \$	<u> </u>



BLDG PERMIT NO. <u>107380</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>2328 Falcon Pt. Ct.</u>	TAX SCHEDULE NO. <u>2945-083-23-008</u>
SUBDIVISION <u>South Rim</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2039</u>
FILING 3 <u>3X</u> BLK <u>1</u> LOT <u>8</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Jeff & Linda Taets</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>509 Dove Ct. G.J. 81503</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>255-9939</u>	USE OF EXISTING BLDGS <u> </u>
(2) APPLICANT <u>RED HART Const. Inc. Daniel R. Gearhart</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>New S/F</u>
(2) ADDRESS <u>2320-E 1/2 Rd. G.J. 81503</u>	
(2) TELEPHONE <u>250-0822 - 244-8925</u>	<u>cell residence w 2 car attached garage</u>

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 <u>PR 3.5</u>	Maximum coverage of lot by structures <u>approved envelope</u>
SETBACKS: Front <u>building envelope shown on plat</u> from property line (PL)	Parking Req'mt <u>2 spaces</u>
or <u> </u> from center of ROW, whichever is greater	Special Conditions <u>acco approval</u>
Side <u> </u> from PL Rear <u> </u> from PL	<u>Required</u>
Maximum Height <u>20'</u>	CENSUS <u>1401</u> TRAFFIC <u>1491</u> ANN# <u> </u>

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 <u>Daniel R. Gearhart</u>	Date <u>10-16-98</u>
Department Approval <u>Kathleen Portman</u>	Date <u>10-19-98</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11689 TR 87058

Utility Accounting <u> </u>	Date <u>10-19-98</u>
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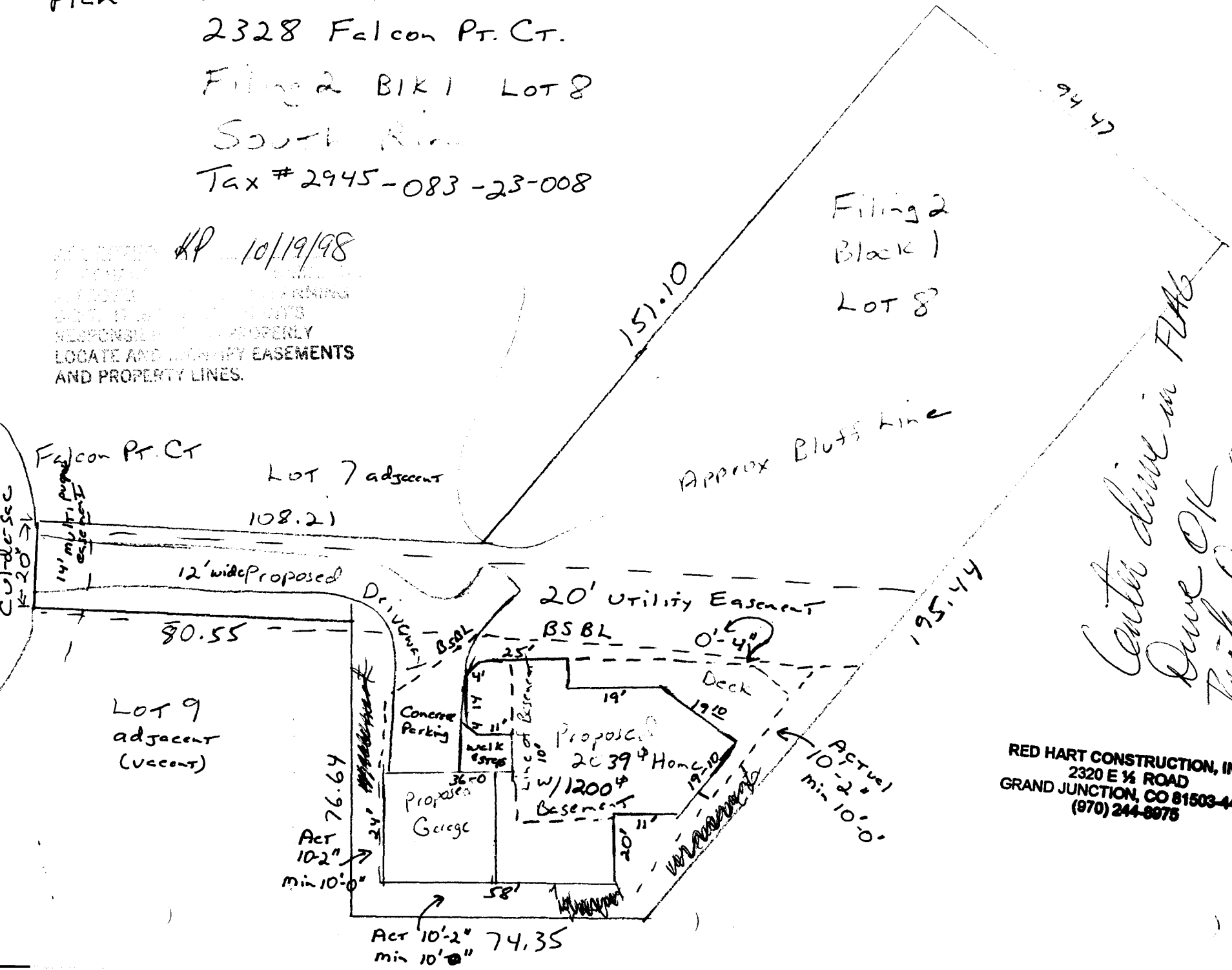
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site Plan

Jeff & Linda Taets
2328 Falcon Pt. Ct.
Filing 2 Block 1 LOT 8
South Rim
Tax # 2945-083-23-008

HP 10/19/98
ALL RIGHTS RESERVED
NO WARRANTY IS MADE
BY THE DRAWER OF THIS
SITE PLAN. THE USER
TAKES FULL RESPONSIBILITY
TO PROPERLY LOCATE AND
VERIFY EASEMENTS AND
PROPERTY LINES.



Center drive in F1A6
Drive OK
Track down
10-16-98

RED HART CONSTRUCTION, INC.
2320 E 1/2 ROAD
GRAND JUNCTION, CO 81503-4405
(970) 244-8975