FEE \$	10.
TCP\$	
SIF \$	292,-



BLDG PERMIT NO. 70872

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 174 Independence Ranch	GAX SCHEDULE NO. 2947 - 152-30-001		
SUBDIVISION Independence Ranch	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2397		
FILING BLK 2 LOT / Filing	SQ. FT. OF EXISTING BLDG(S)		
1) OWNER Feter C. & Eleanor P. Renemeyer	NO. OF DWELLING UNITS BEFORE: AFTER: / THIS CONSTRUCTION		
(1) ADDRESS 674 Independence Ranch Rd Grand Function CO 81503 (1) TELEBRIONE 270 060 2001	BEFORE: / THIS CONSTRUCTION		
(1) TELEPHONE 970-260-3521	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION		
(2) APPLICANT <u>Peter C. Rekemeyer</u>	USE OF EXISTING BLDGS Private Residence		
(2) APPLICANT <u>Peter C. Rekemeyer</u> (2) ADDRESS <u>Grand Junction</u> CO 81503	DESCRIPTION OF WORK AND INTENDED USE:		
(2) TELEPHONE 970-260-3521	Construct new residence		
	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.		
THIS SECTION TO BE COMPLETED BY CO	DMMUNITY DEVELOPMENT DEPARTMENT STAFF ®		
ZONE PR-2,4	Maximum coverage of lot by structures		
SETBACKS: Front 25' from property line (PL)	Parking Req'mt		
or from center of ROW, whichever is greater Side from PL Rear from P	Special Conditions		
Maximum Height 32 from P	census <u>V102</u> traffic <u>89</u> annx#		
	CENSUS RAFFIC ANNX#		
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 Set Color	1415 Date 6/15/99		
Department Approval X V NICL	Date 10-10-99		
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1232 6			
Utility Accounting Clalams	Date 6-16-99		
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)			
(White: Planning) (Yellow: Customer) (Pin	k: Building Department) (Goldenrod: Utility Accounting)		

