

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 70467

PLANNING CLEARANCE

GA

(Single Family Residential and Accessory Structures)
Community Development Department

OK

BLDG ADDRESS 662 Long Rifle TAX SCHEDULE NO. 2947-151-36-001

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2312

FILING 4 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER BED HART CONST. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2320 - E 1/2 G.S 81503 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 244-8975 USE OF EXISTING BLDGS N/A

(2) APPLICANT Daniel R. Geerhart DESCRIPTION OF WORK AND INTENDED USE: New SF

(2) ADDRESS Same ranch style residence w/3 car attached

(2) TELEPHONE 250-0822 (cell)

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-1.7

Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL) or from center of ROW, whichever is greater

Parking Req'mt 2

Side 15' from PL Rear 25' from PL

Special Conditions

Maximum Height 32'

CENSUS 1402 TRAFFIC 88 ANN#

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 Daniel R. Geerhart Date June 2, 1999

Department Approval Ronnie Edwards Date 6/4/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12279

Utility Accounting Debi Overholt Date 6.4.99

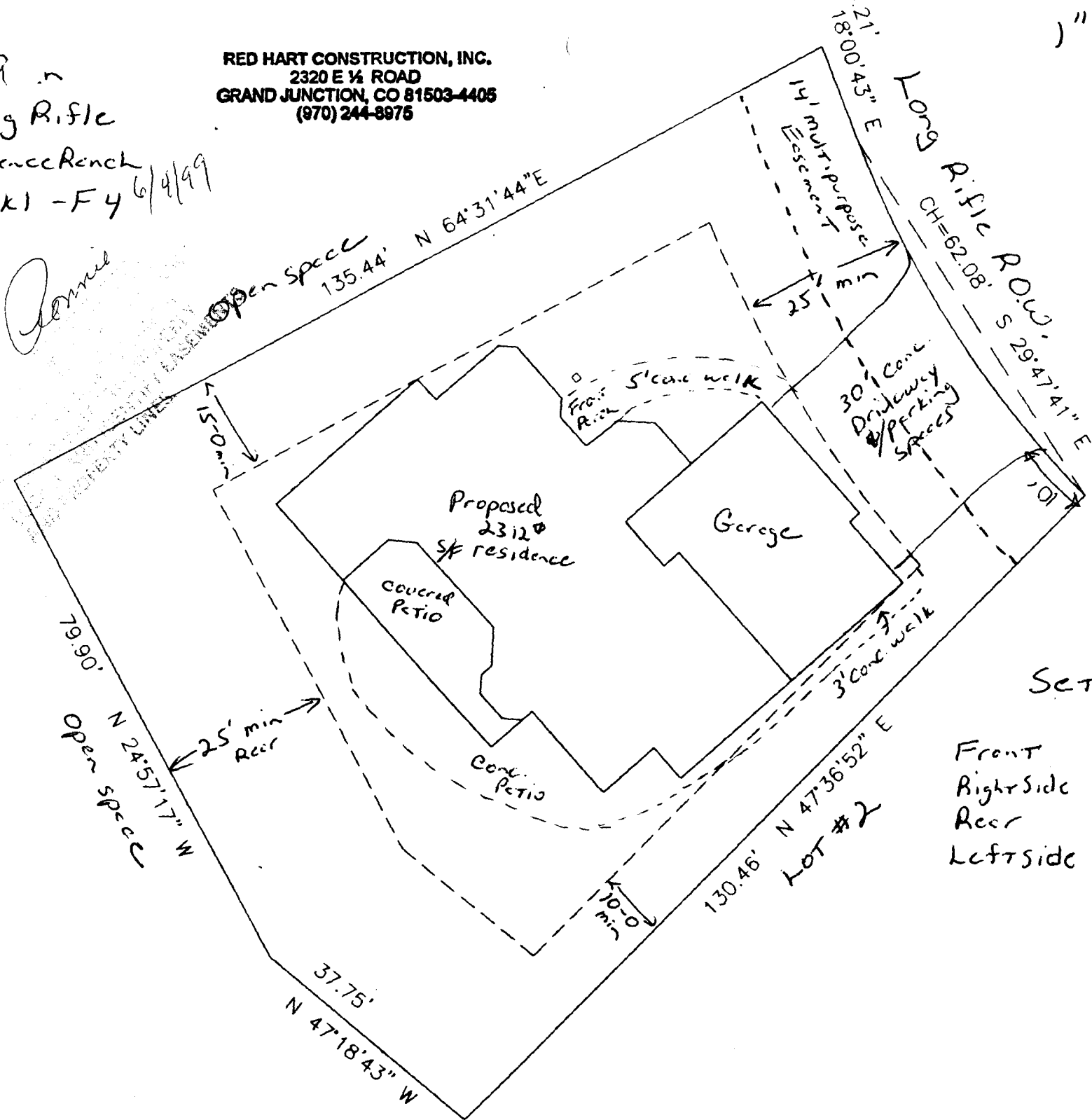
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

SITE Plan
 662 Long Rifle
 Independence Ranch
 LOT 1 - B1K1 - F4 6/4/99

RED HART CONSTRUCTION, INC.
 2320 E 1/4 ROAD
 GRAND JUNCTION, CO 81503-4405
 (970) 244-8975

Amend



1" = 20'
 ↑
 NORTH

David Brown
Architect
 6-4-99

Set Backs

	Minimum	Actual
Front	25'	27'-0"
Right Side	15'	15'-4"
Rear	25'	32'-0"
Left Side	10'	10'-2"