

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	297 ⁰⁰



BLDG PERMIT NO. 69389

(9)

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

2947-151-36-002

BLDG ADDRESS 664 Long Rifle Rd TAX SCHEDULE NO. ~~2947-151-36-130~~

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2209 + 600

FILING⁴BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) NA garage

(1) OWNER Michael Bennett NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 4939 County Rd 154

(1) TELEPHONE 970-947-0431 Glenwood Spys 81601 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Michael A. Bennett USE OF EXISTING BLDGS Residential Single Fam

(2) ADDRESS 4939 CR 154 Glenwood 81601 DESCRIPTION OF WORK AND INTENDED USE: New

(2) TELEPHONE 947-0431 2209 sq ft 2 story home

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) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 25' from PL Special Conditions _____

Maximum Height 32' 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 James Campbell Date 3/30/99

Department Approval Ronnie Edwards Date 3/30/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12070

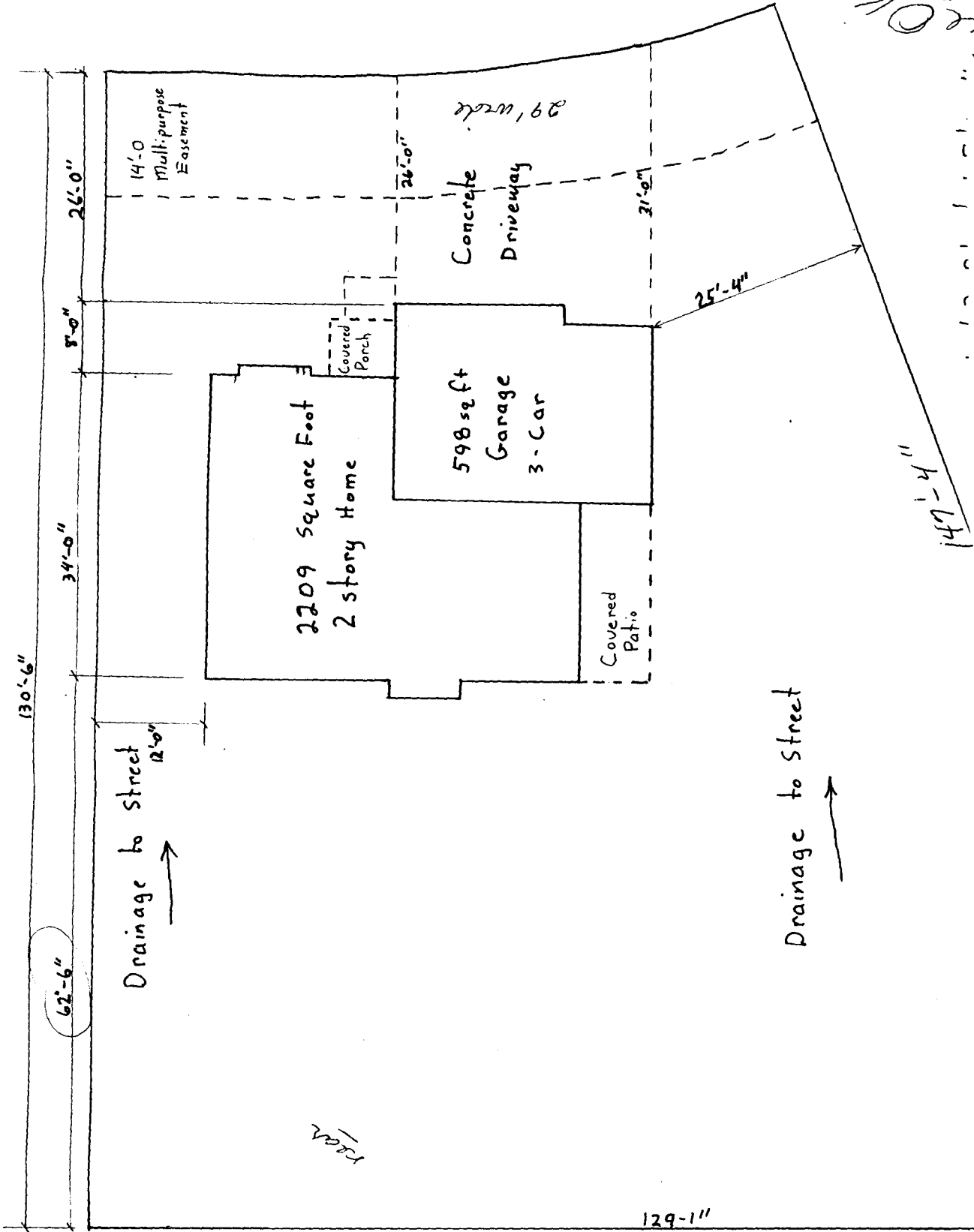
Utility Accounting Dotter Vanover Date 3/30/99

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)

Long
Rifle
Road

Price OK
Back Home
3-29-99



Drainage to Street →

Ronnie
3/30/99

3/30/99