

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 70761

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 612 Long Rifle Rd TAX SCHEDULE NO. 2947-151-36-005
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1761⁷
 FILING 4 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER RED HART Const. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2320 E 1/2 Rd G.S. 81503 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 244-8925 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: New Ranch
 (2) ADDRESS _____
 (2) TELEPHONE cell-250-0822 Style S/F Residence w/2 car attached

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 PR1.7 Maximum coverage of lot by structures 35%
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
 or — from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 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. Hart Date 6-7-99
 Department Approval Antonia Costello Date 6-8-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12292

Utility Accounting [Signature] Date 6/8/99

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)

672 Long Rifle

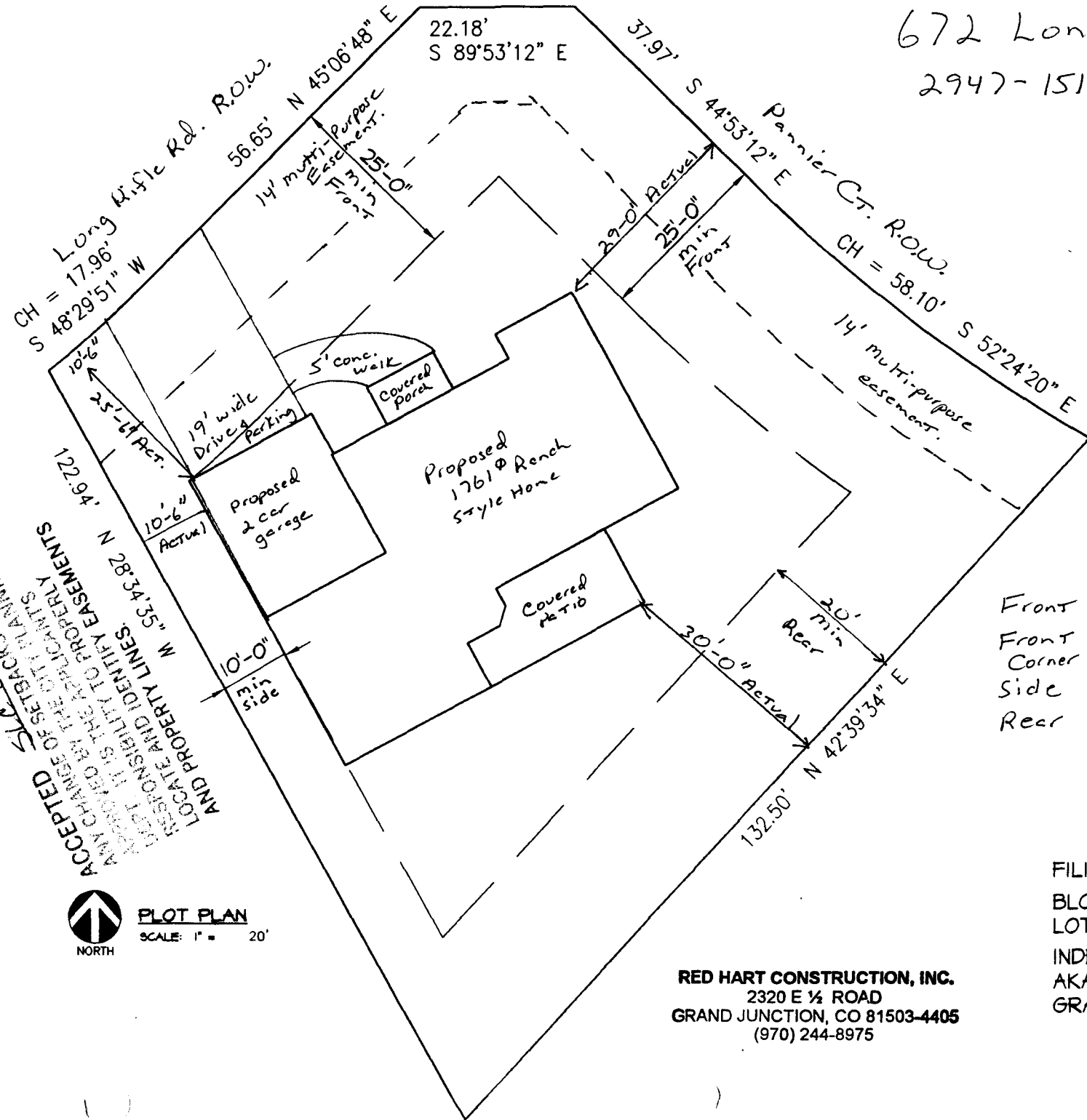
2947-151-36-005



6/2/99
DRIVE O.K.
K... [Signature]

Set Backs

	min	Actual
Front	25'-0"	25'-6"
Front Corner	25'-0"	29'-0"
Side	10'-0"	10'-6"
Rear	20'-0"	30'-0"



ACCEPTED SETBACKS MUST BE MAINTAINED BY THE GRANTEE. ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. RESPONSIBILITY TO PROPERTY OWNER IS THE GRANTEE'S.



PLOT PLAN
SCALE: 1" = 20'

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

FILING 4
BLOCK 1
LOT 5
INDEPENDENCE RANCH SUBDIVISION
AKA 672 LONGRIFLE ROAD
GRAND JUNCTION, CO 81503