

FEE \$	10.00
TCP \$	-
SIF \$	292.00

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

BLDG PERMIT NO. 74781



Your Bridge to a Better Community

BLDG ADDRESS 681 Long Rifle SQ. FT. OF PROPOSED BLDGS/ADDITION 3700
 TAX SCHEDULE NO. 2947-151-37-008 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 5 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Sun Ridge Custom Homes NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 715 Horizon Dr. #200
 (1) TELEPHONE 970-523-4948 USE OF EXISTING BUILDINGS _____
 (2) APPLICANT Scherping Construction DESCRIPTION OF WORK & INTENDED USE New Res.
 (2) ADDRESS 2563 Corral Dr TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970-243-0911 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 PR17 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS 1402 TRAFFIC 88 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 Brian Scherping Date 4/13/00
 Department Approval Missy Adams Date 4/13/00

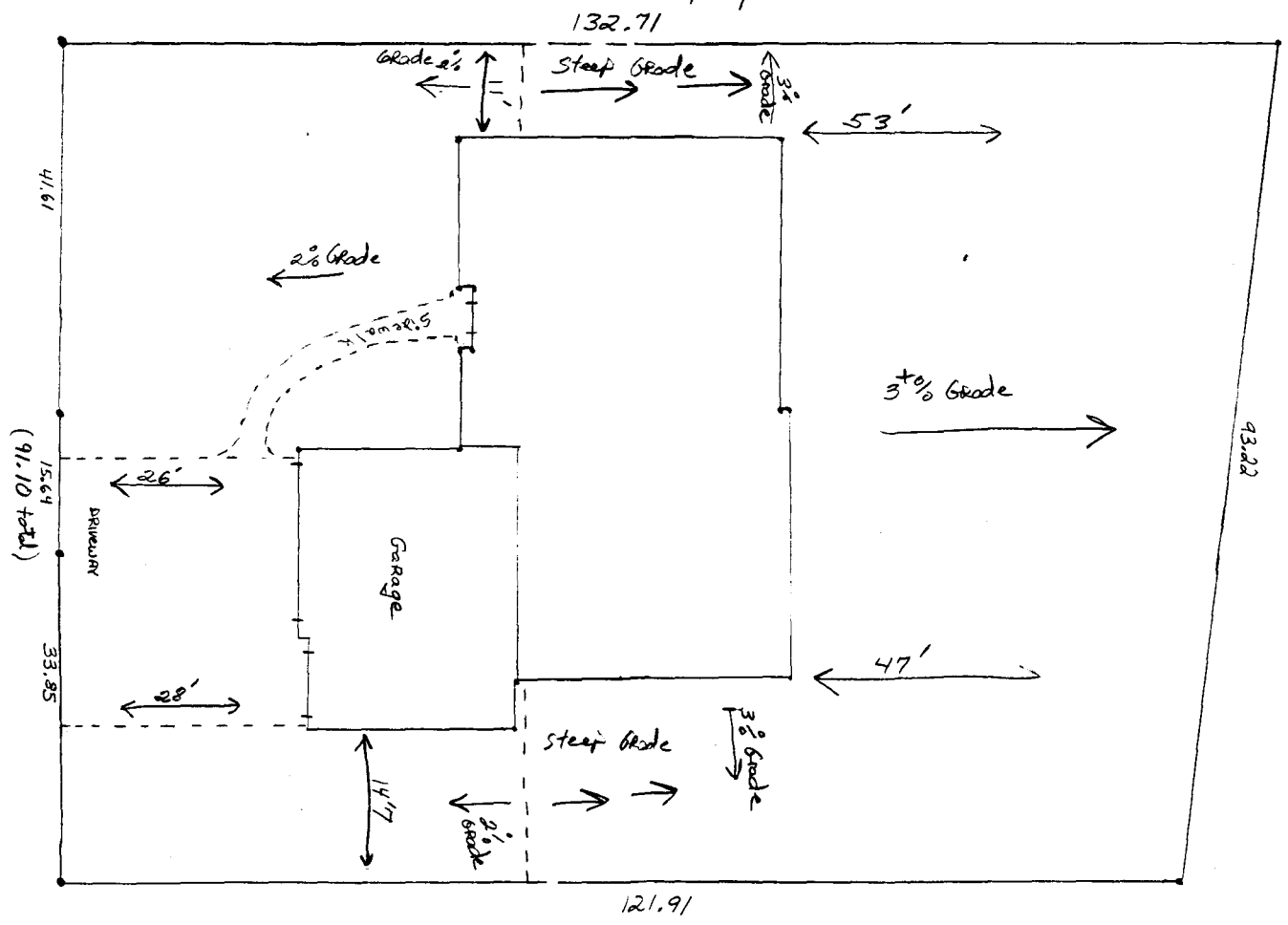
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13013</u>
Utility Accounting	<u>Kate Hart</u>	Date	<u>4/13/00</u>

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)

ACCEPTED *V/She 4/13/00*
 ANY CHANGE OF PLOTS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DRIVE OK
Eno 4/13/00



LOT 5 BLOCK 1 681 Long Rifle
 Filing 5