

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 80474



Your Bridge to a Better Community

BLDG ADDRESS 688 Long Rifle Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 3066 finished
 TAX SCHEDULE NO. 2947-151-40-020 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 3066
 FILING 5 BLK 2 LOT 20 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER C. Dennis and Lori King NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2505 Mt Sopris Dr GJ USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE (970) 241-9138 DESCRIPTION OF WORK & INTENDED USE personal residence
 (2) APPLICANT Piper Construction, LLC TYPE OF HOME PROPOSED:
 (2) ADDRESS 2184 Toward Ct GJ Site Built Manufactured Home (UBC)
 (2) TELEPHONE 970.241.5918 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 PD Maximum coverage of lot by structures 35%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 32' 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 [Signature] Date 06/19/2001
 Department Approval [Signature] Date 6/20/01

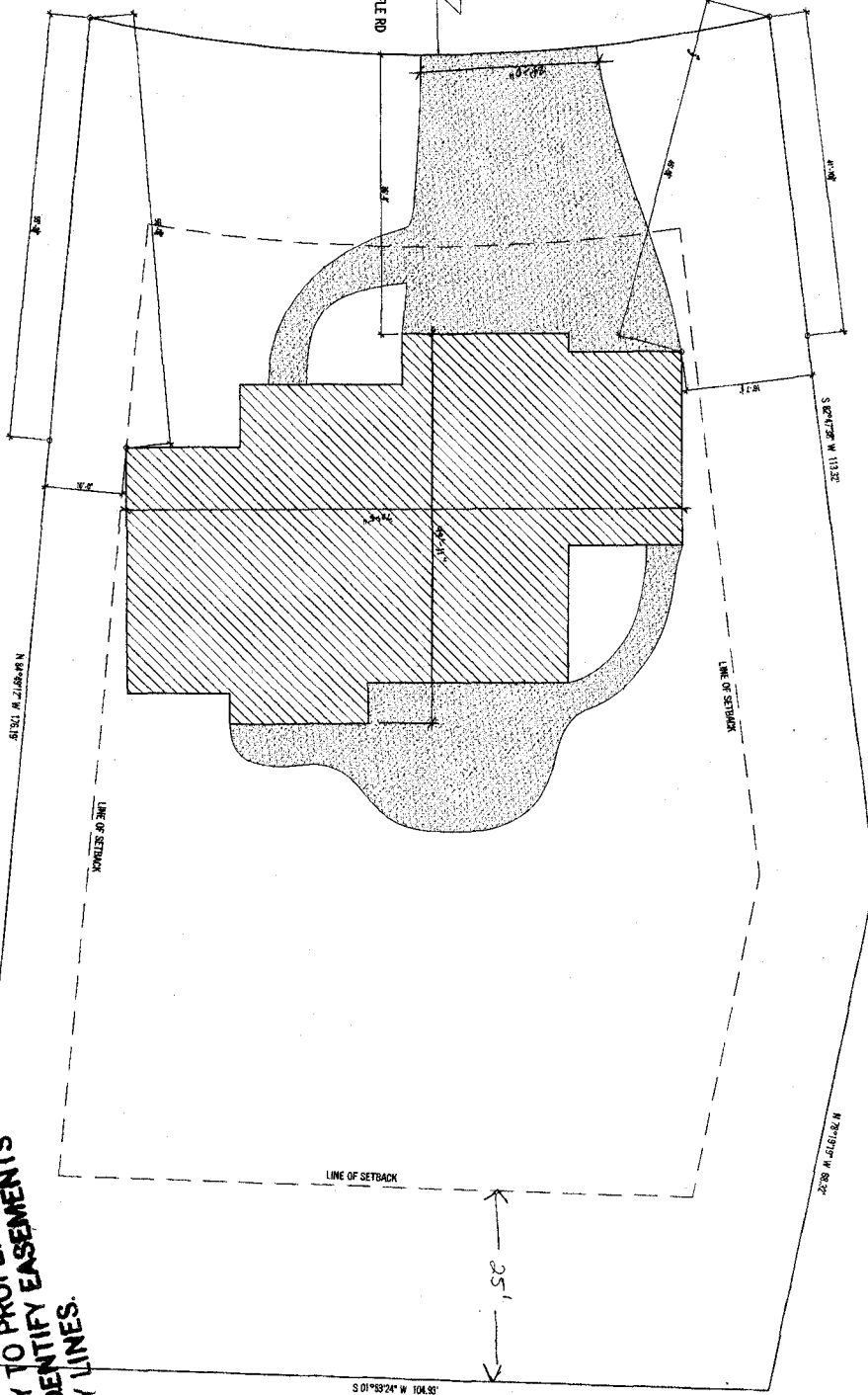
Additional water and/or sewer tap fee(s) are required:	<u>YES</u>	NO	W/O No. <u>14044</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/20/01</u>

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)



688 LONG RIFLE RD
SUB-DIVISION FILING 5
BLOCK 2 LOT 20
RAN-08-0317
L.C.-88-0107
OBS-00715 OF E



SITE PLAN

SCALE 1/8" = 1'-0"

6/20/01

Alaska
ACCEPTED OF SETBACKS MUST BE ANY CHANGE BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

TOTAL LIVING AREA
FLOOR AREA 3068 SQ FT
PERMITTED 3250 SQ FT
TOTAL 6318 SQ FT

Drawn by
APP
4/19/01

SHOWN 6 OF 6
SHEETS
DATE
JUN 14, 2001
SOMERSET DWG

Creative Homes by
PIPER CONSTRUCTION, LLC
GRAND JUNCTION, CO (970) 241-5918 (970) 986-0484

King Residence
Independence Ranch Subdivision Filing 5 Block 2 Lot 20
688 Long Rifle Road Grand Junction, CO 81503

Whatever you do, work at it with all your heart, as you are working for the Lord, not men.
Colossians 3:23