

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 83600

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 684 Roundup Drive TAX SCHEDULE NO. 2947-151-46-001
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3784⁸
 FILING BLK 7-2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Kevin Cole NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2434 1/2 Santa Rosa Lane - G.J. 81503 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-0056 USE OF EXISTING BLDGS N/A
 (2) APPLICANT RED HART CONST. DESCRIPTION OF WORK AND INTENDED USE: New S/F
 (2) ADDRESS 2320 - E 1/2 Rd G.J. 81503 2 story Residence w walkout & 3 car attached garage
 (2) TELEPHONE 234-0822

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 PAID
 MAR 13 2002

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 RD 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 ANNEX# _____

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).

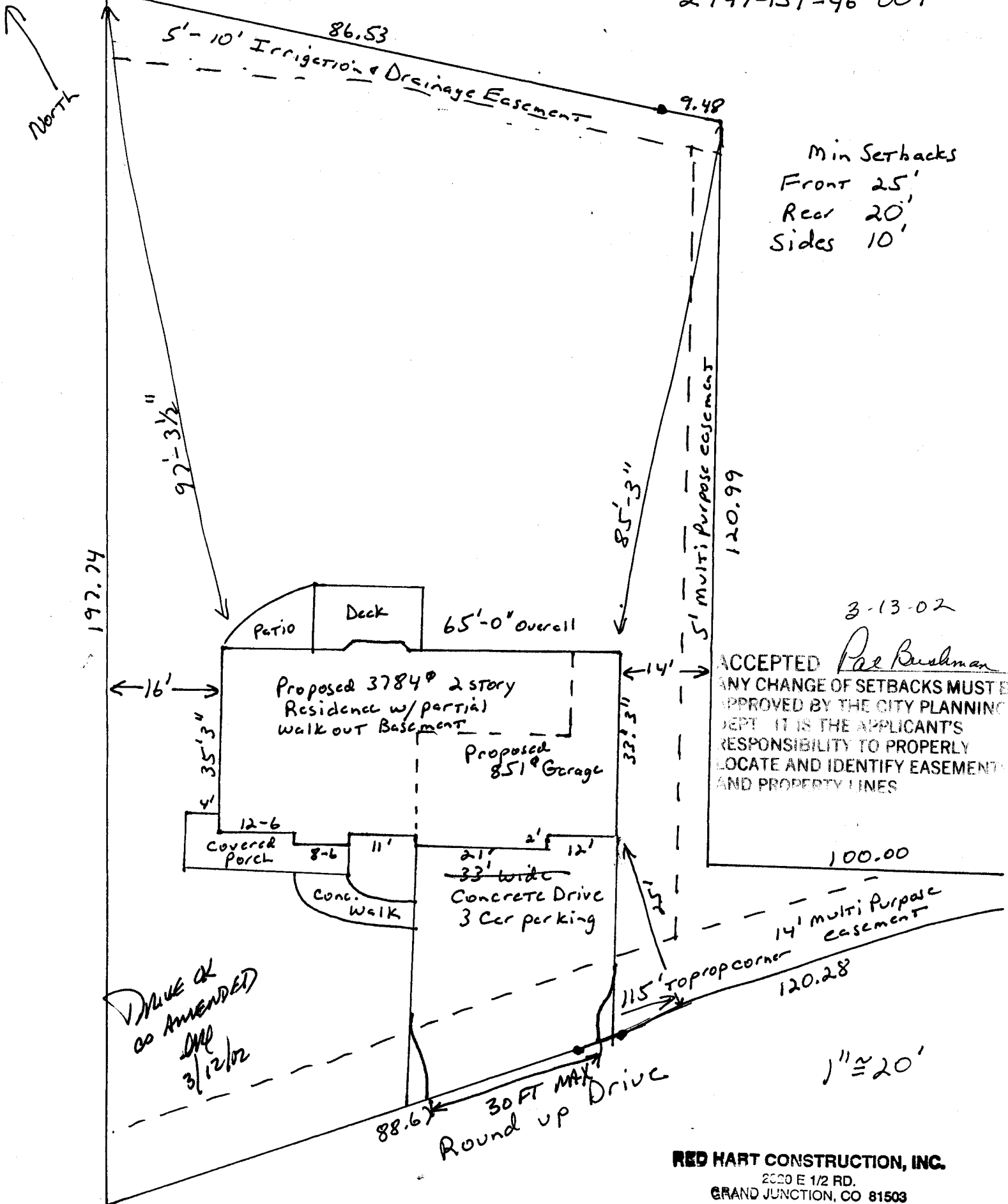
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Daniel R. Gearhart Date Feb 19, 2002
 Department Approval Fl. Pat Bushman Date 3-13-02
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 14653
 Utility Accounting L. Bensley Date 3/13/02

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 684 Roundup Drive - Kevin & Michele Cole
 Independence Ranch - F-7 B1K-2 LOT 1
 15866^Φ LOT #2947-151-46-001



RED HART CONSTRUCTION, INC.
 2020 E 1/2 RD.
 GRAND JUNCTION, CO 81503