

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 67949

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 668 Long Rifle Rd. TAX SCHEDULE NO. 2947-153.31-013
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1805
 FILING 4 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Lindsey & Julie Ellis NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 110 Mantle Heights
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT J. B. Molzahn Constr. Inc. USE OF EXISTING BLDGS 0
 (2) ADDRESS 3020 Bookcliff Ave DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 434-6069 Single Family Residence

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 30%
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 32'
 CENSUS 402 TRAFFIC 88 ANNEX# _____

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 Julie Ellis Date 12/7/98
 Department Approval K. Valdes Date 12-16-98
 Additional water and/or sewer tap fee(s) are required: YES NO W/O NO. #11824 TR 87826
 Utility Accounting C. Richardson Date 12-16-98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

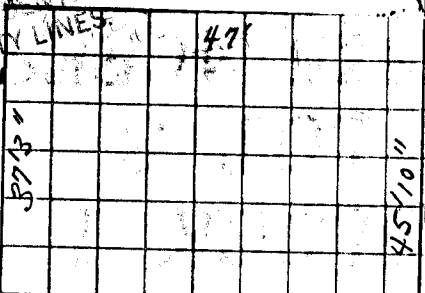
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

149.76'

XV 12-16-98

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

130.41'
N06.30.17"W



DRIVEWAY
LOCATION
O.K.

U. Ashbeck
12/1/98

N22.38.04"E
147.39'

RES
2
1

ELLIS
RESIDENCE
Lot 3, Blk 1
FILING # 4

GRADE-TOP
OF FLOOR
12" ABOVE
DRAIN PAN

← 28' →
DRIVEWAY

ROAD

BASELINE
R=127.50
LC=217.28

Δ116.52.28

A=260.08
576.26.57"E

MULTI-PURPOSE EASEMENT
C37

N46.36.53'
17.00'