

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 68155

*Call ASAP when Ready

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 670 Long Rifle Rd TAX SCHEDULE NO. 2947-151-00-130
 SUBDIVISION INDEPENDANCE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2267 ^{garage 800 sq ft}
 FILING 4 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER ROD SASSUM NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 384 EAST VALLEY CIRCLE #A NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 257-1204 USE OF EXISTING BLDGS —
 (2) APPLICANT FLISHER CONSTRUCTION DESCRIPTION OF WORK AND INTENDED USE: NEW RESIDENCE
 (2) ADDRESS 453 STEPPING STONE CT
 (2) TELEPHONE 256-4640

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 35%
 SETBACKS: Front 25' from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt 2
 Side 10' from PL Rear 20' from PL Special Conditions —
 Maximum Height 32' CENSUS 1402 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).

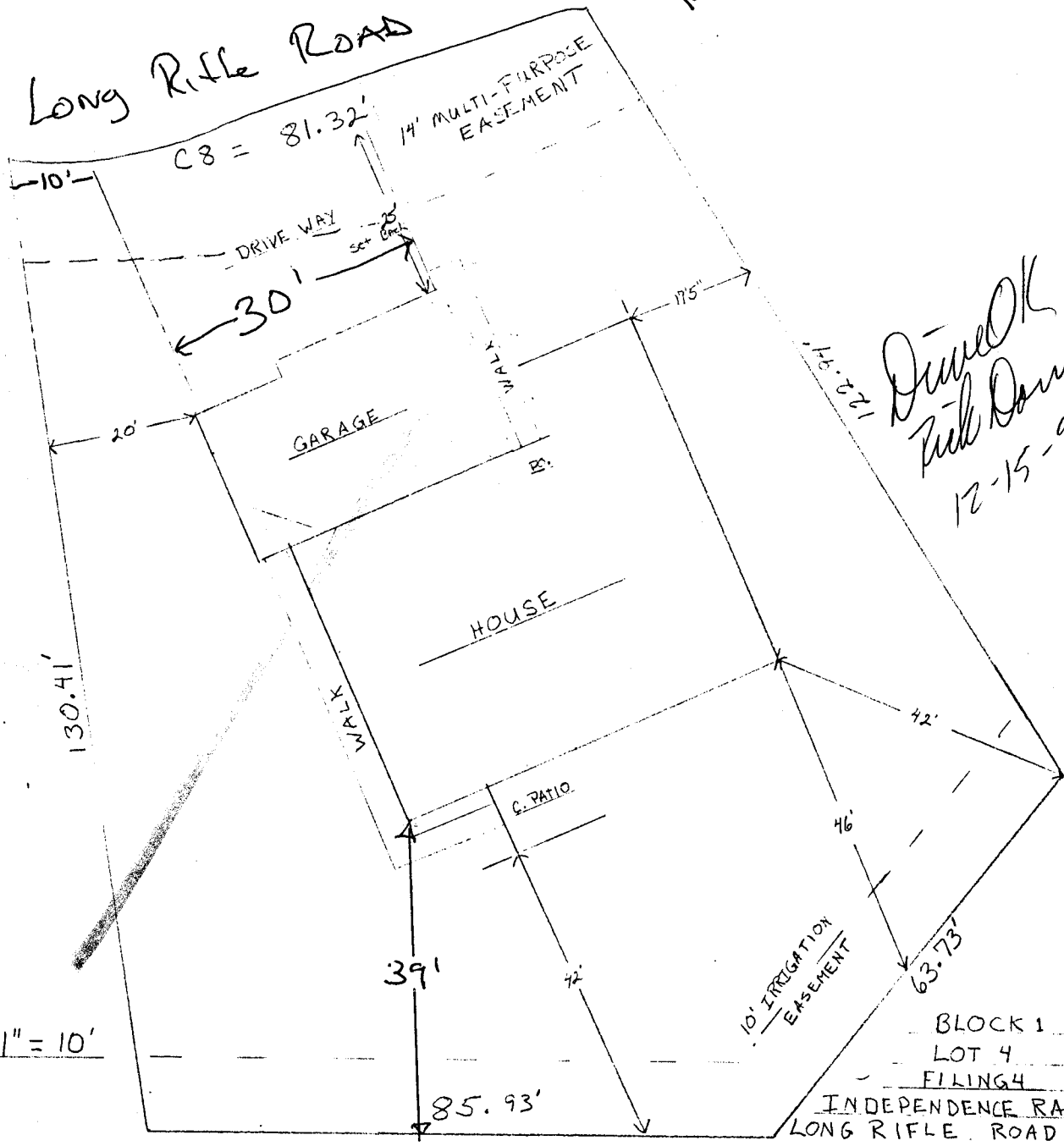
Applicant Signature [Signature] Date 12/17/98
 Department Approval [Signature] Date 12-28-98
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11836
 Utility Accounting [Signature] Date 12/28/98

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)

ACCEPTED SIC 12-28-98
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



SEE ATTACHED
REVISED



Done OK.
Paul Davis
12-15-98

SCALE 1" = 10'

BLOCK 1
LOT 4
FILING 4
INDEPENDENCE RANCH
LONG RIFLE ROAD (670)

ACCEPTED SLC 12-28-98
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



ACCEPTED BN 1-5-99
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

- SLIBAS SHIF IN HOME
- SETBACKS OKAY

