

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 71830

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 676 LONG RIFLE ROAD TAX SCHEDULE NO. 2947-151-37-003

SUBDIVISION IND RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4200

FILING 5 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER DR CRAIG STAGG NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Box 2569 GR JCT CO

(1) TELEPHONE 244-2001 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT TMC ENTERPRISES INC USE OF EXISTING BLDGS of

(2) ADDRESS Box 2569 GR JCT CO DESCRIPTION OF WORK AND INTENDED USE: SINGLE FAMILY RES

(2) TELEPHONE 250-8022

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 PA-1.7 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

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 [Signature] Date 9/7/99

Department Approval [Signature] Date 9-7-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12560

Utility Accounting [Signature] Date 9/7/99

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)

$\Delta = 43^\circ 11' 52''$
 $R = 158.00'$
 $L = 119.12'$
 $C = 116.32'$
 $CB = N 31^\circ 46' 42'' E$

LONG RIFLE ROAD

LOT 2

9/7/99
 DRIVE O.K.
K. M. M.

676 LONG RIFLE ROAD
 LOT 1, BLOCK 2
 INDEPENDENCE RANCH
 SUBDIVISION, FILING 5



ACCEPTED *XV 9-7-99*
 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.

SCALE: 1" = 20'

JOB NO. 8382-64

