

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73796



Your Bridge to a Better Community

BLDG ADDRESS 667 Long Rifle rd SQ. FT. OF PROPOSED BLDGS/ADDITION +2562450
 TAX SCHEDULE NO. 2947-151-37-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2450
 FILING 4 BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) OWNER Fred & Winona Schwartz
 (1) ADDRESS 653 20 1/2 Rd USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 245-6143 DESCRIPTION OF WORK & INTENDED USE Res
 (2) APPLICANT Bear Creek Builders TYPE OF HOME PROPOSED:
 (2) ADDRESS 460 meadow Rd Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 523-0160 _____ 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 PR 1-7 Maximum coverage of lot by structures 35%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 20' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 402 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 2-9-00
 Department Approval [Signature] Date 2/9/00

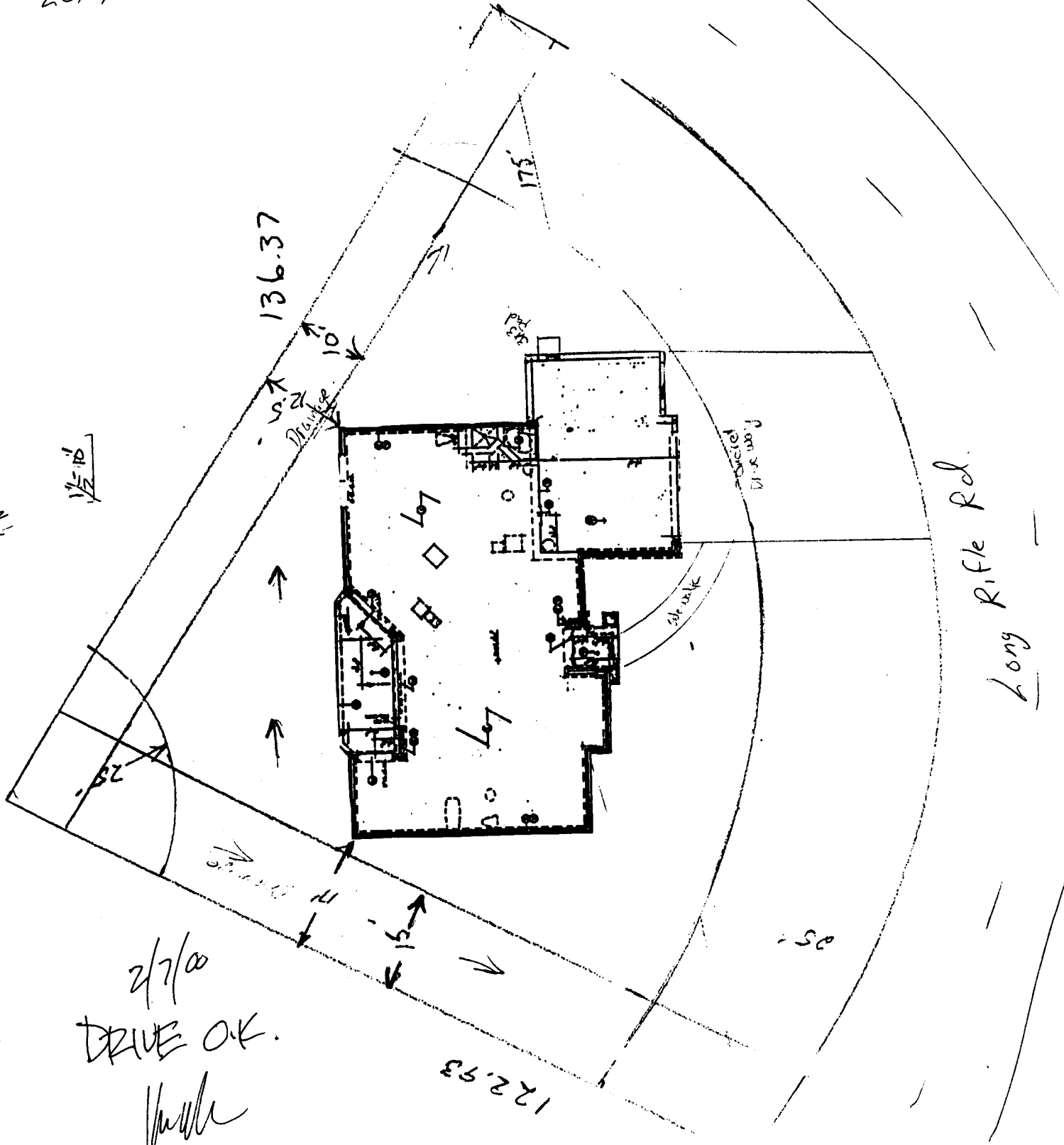
Additional water and/or sewer tap/fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12847</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/9/00</u>

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)

667 Long Rifle Rd.
Filing 4
BLK 2
Lot 1

ACCEPTED *Vishu 2/9/00*
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



2/7/00
DRIVE OK.
Vishu

Long Rifle Rd.