

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 76199



Your Bridge to a Better Community

BLDG ADDRESS 673 Long Rifle Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1736

TAX SCHEDULE NO. 2947-151-37-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1736

FILING 5 BLK 1 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER ACCI 2000 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 511 USE OF EXISTING BUILDINGS ---

(1) TELEPHONE (970) 434-7808 DESCRIPTION OF WORK & INTENDED USE Resident

(2) APPLICANT Same TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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-7 Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 1402 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 6-28-00

Department Approval [Signature] Date 8/4/00

Additional water and/or sewer tap fee(s) are required.	YES	NO	W/O No. <u>3303</u>
Utility Accounting <u>[Signature]</u>		Date <u>8/3/00</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)



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

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

BLDG PERMIT NO. 76399



Your Bridge to a Better Community

BLDG ADDRESS 682 Long Rifle Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1980  
 TAX SCHEDULE NO. 2947-151-40-017 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1980  
 FILING 5 BLK 2 LOT 17 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER ACCI USE OF EXISTING BUILDINGS Resident  
 (1) ADDRESS PO Box 511 DESCRIPTION OF WORK & INTENDED USE New Const.  
 (1) TELEPHONE 970 434 7808 TYPE OF HOME PROPOSED:  
 (2) APPLICANT \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS \_\_\_\_\_ \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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.**

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ZONE PR1.7 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 10' from PL, Rear 20' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 1402 TRAFFIC 88 ANN# \_\_\_\_\_

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Applicant Signature Williams Date \_\_\_\_\_  
 Department Approval Paul C. Lape Gibson Date 8-17-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>3333</u>
Utility Accounting	<u>Chole</u>		Date <u>8/17/00</u>

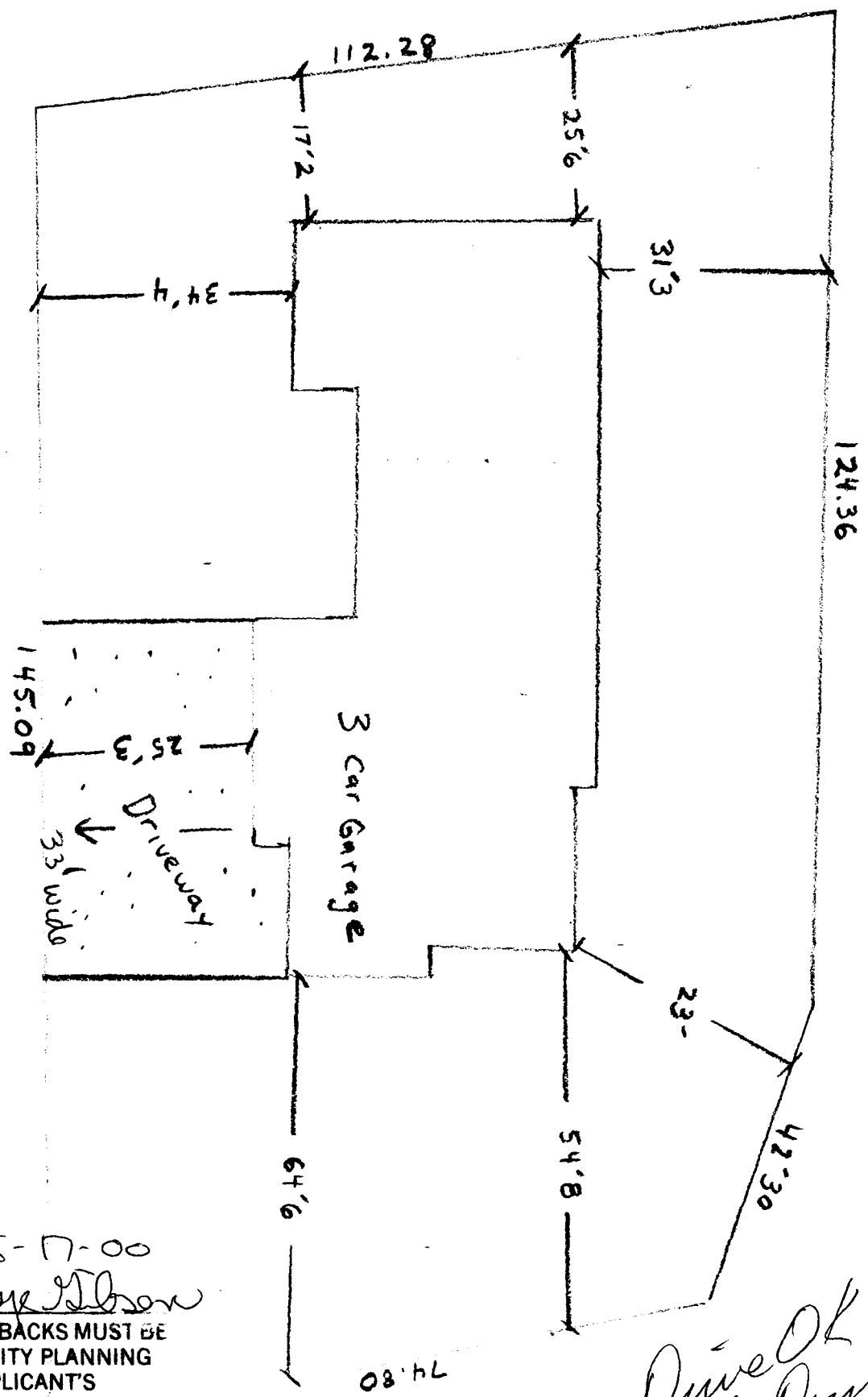
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



Plot Plan: 682 Long Rifle Rd  
Independence Ranch Fil. 5 Blk. 2 Lot 17

LONG RIFLE RD.



3 Car Garage

Driveway

33' wide

8-7-00  
*Clare Gibson*

ACCEPTED  
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.

Drive Ok  
Tuck Downs  
8-16-00