

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73864



Your Bridge to a Better Community

BLDG ADDRESS 677 Long Rifle Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1982 sq ft
 TAX SCHEDULE NO. 2947 151 37006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1982 sq ft
 FILING 5 BLK 1 LOT 3
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER ACCI 2000
 (1) ADDRESS Po Box 511 USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE 434 7808 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS " Site Built Manufactured Home (UBC)
 (2) TELEPHONE " 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-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 ANNEX# _____

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 Cris Williams Date 2-8-00
 Department Approval Fisher Bagon Date 2/9/2000

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12850</u>
Utility Accounting <u>CM Cell</u>	Date <u>2/7/00</u>		

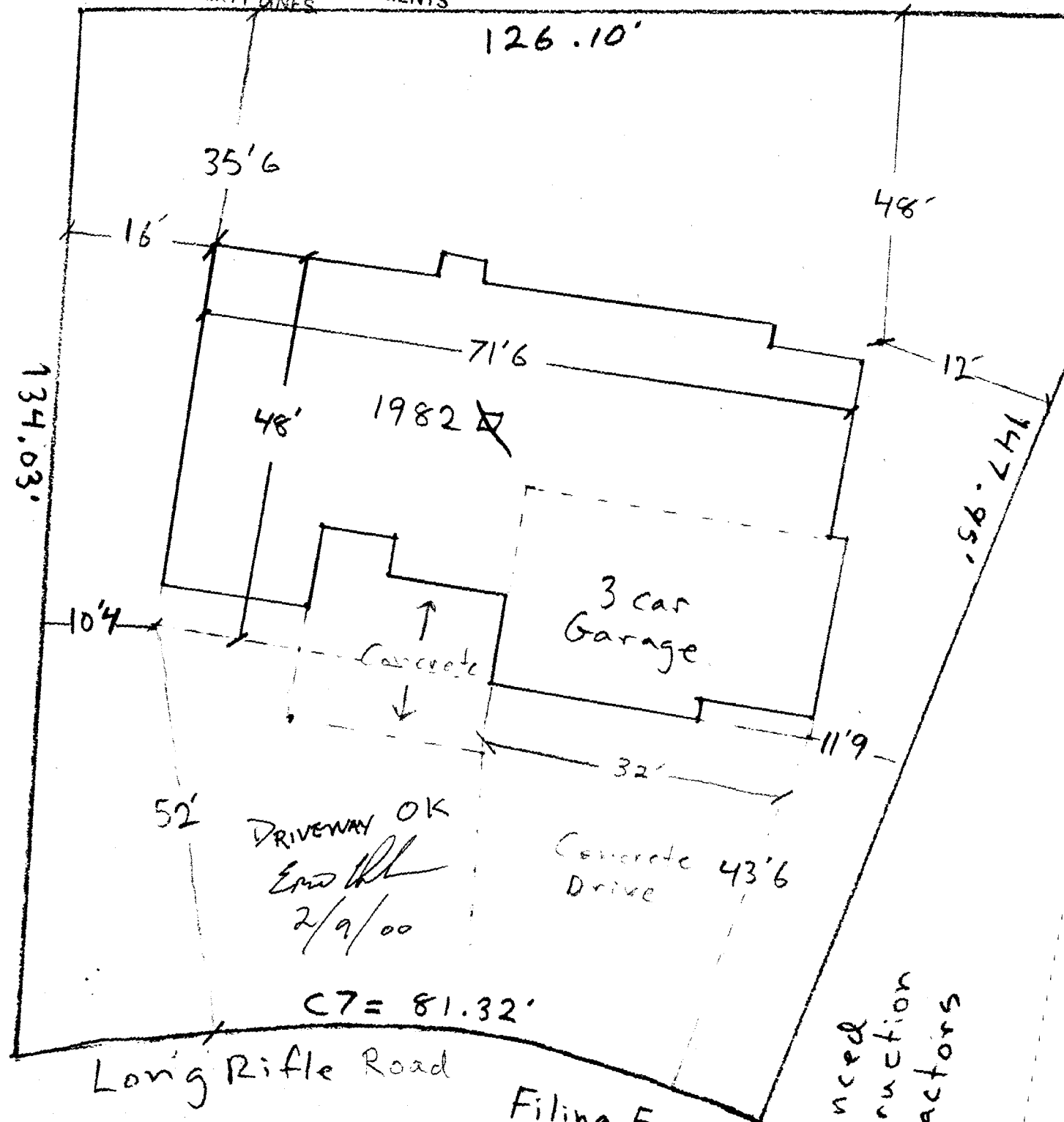
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

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

2/9/00

Proposed Plot Plan for
677 Long Rifle Road
Independence Ranch
Fil. 5 Blk. 1 Lot 3



Long Rifle Road

Filing 5
Block 1
Lot 3

Advanced
Construction
Contractors
Inc.