

FEE \$	107
TCP \$	0
SIF \$	292

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

BLDG PERMIT NO. 74399



Your Bridge to a Better Community

BLDG ADDRESS 682 Long Rifle Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1980
 TAX SCHEDULE NO. 2947-151-210-017 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
 (1) OWNER Accl NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS PO Box 511 USE OF EXISTING BUILDINGS Resident
 (1) TELEPHONE 970 434 7808 DESCRIPTION OF WORK & INTENDED USE New Const.
 (2) APPLICANT _____ 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 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 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 Williams Date _____
 Department Approval Paul Jaye Wilson 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>Moore</u>		Date <u>8/19/00</u>

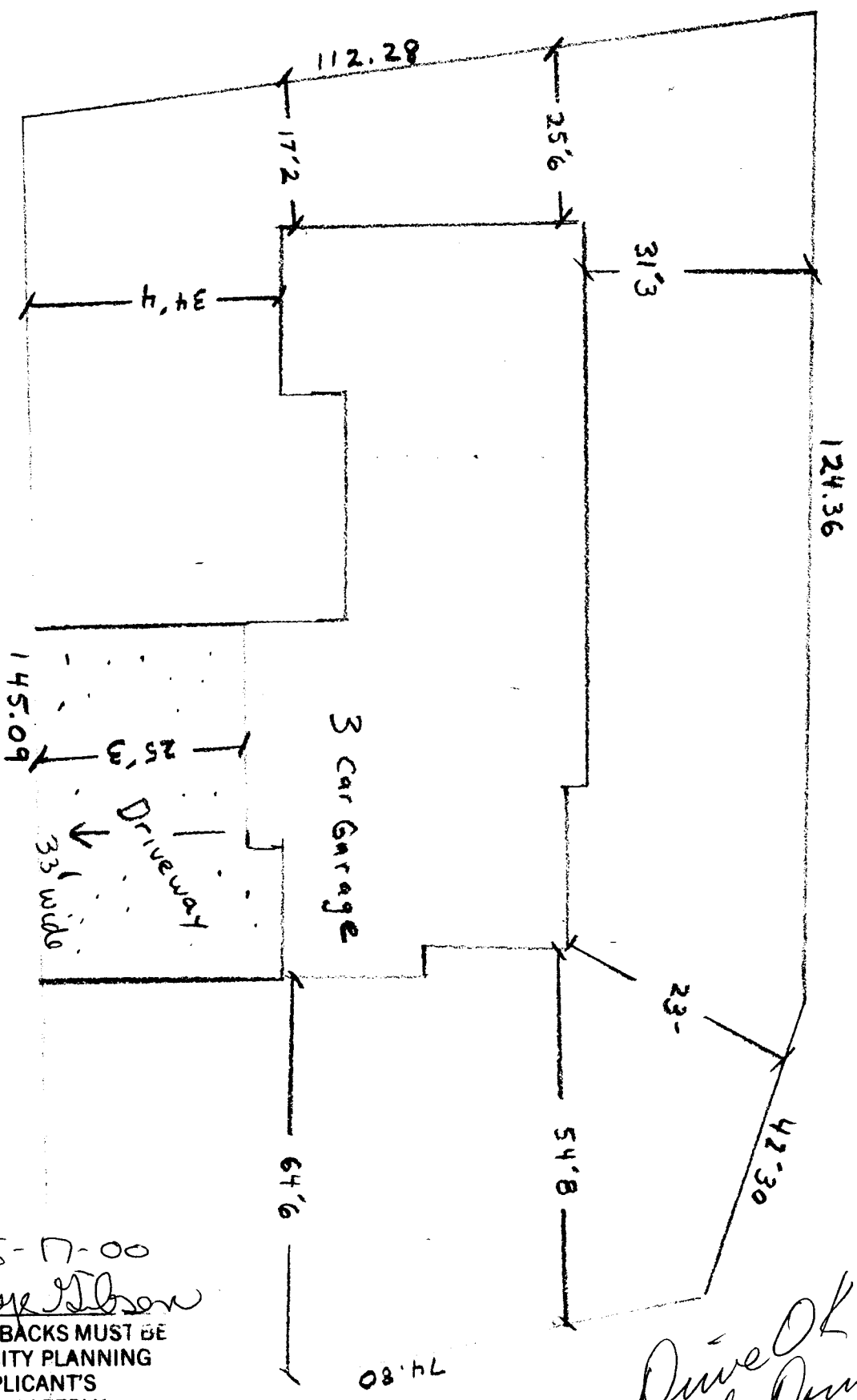
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(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.



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.

8-17-00
Clare Gibson

Drive OK
Tut Downs
8-16-00