

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>

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

BLDG PERMIT NO. 77719



Your Bridge to a Better Community

BLDG ADDRESS 689 Long Rifle Road SQ. FT. OF PROPOSED BLDGS/ADDITION 1st Floor - 1866  
2nd Floor - 430  
 Unfinished Walkout- 1866

TAX SCHEDULE NO. 2947-151-37-012 SQ. FT. OF EXISTING BLDGS None

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 4162

FILING 5 BLK X 1 LOT 9 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

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

(1) ADDRESS Building II, Suite 2301  
(1) 2351 W. Northwest Hwy Dallas, TX 75220 USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE (970) 241-1432 DESCRIPTION OF WORK & INTENDED USE House building-Residence

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

(2) ADDRESS Same

(2) TELEPHONE (214) 352-6441

**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 about 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 10' from PL, Rear 25' from PL Parking Req'mt 0

Maximum Height 32' Special Conditions ACC Approval Req'd

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 W. Scott Alexander Date 10/17/00

Department Approval B. Bonnie Edwards Date 11-14-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>3552</u>
Utility Accounting	<u>OK</u>	Date	

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)

75.32

85'-0"  
80'-0"

# BLOCK 1 LOT 9 0.306 ACRES

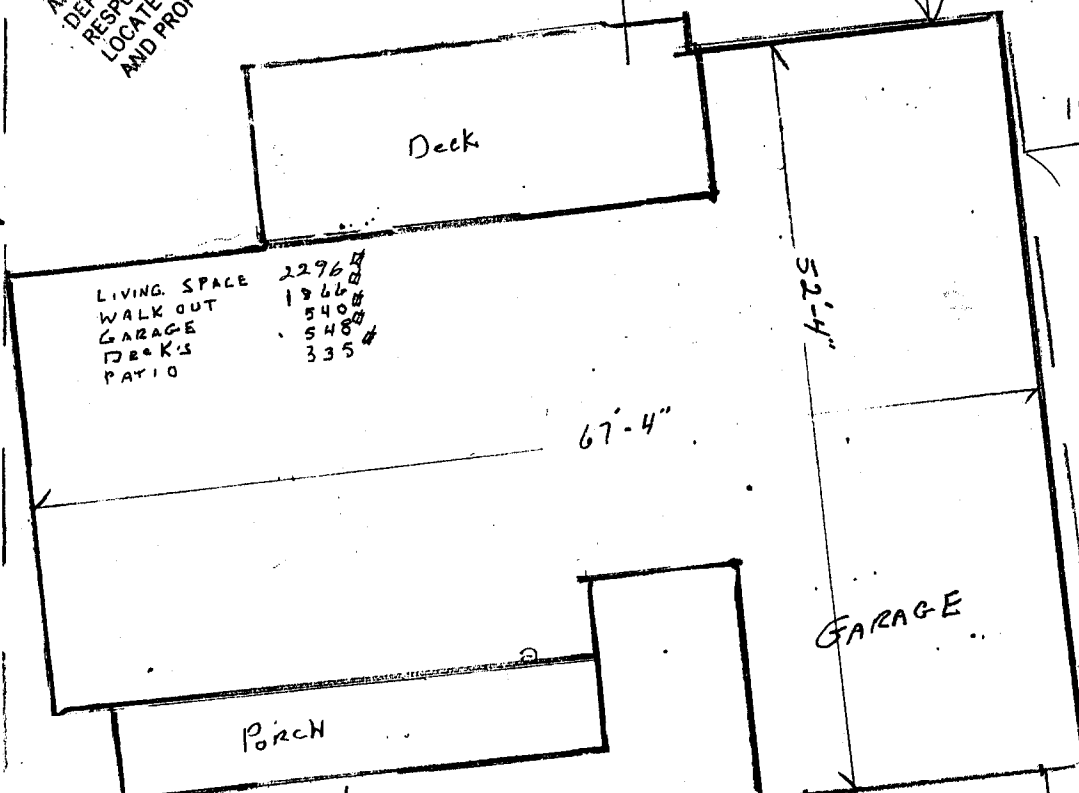
ACCEPTED *D. Dwyer* 11/14/00  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

FILING 5  
689 LONG KIPLE  
INDEPENDENCE KIPLE  
- 2

↑ DRAINAGE FLOW

S43.36.01"E  
149.07'

S51.46.13"E  
149.27'



D.F.  
WALK WAY

DRIVE WAY  
DRIVE OK  
SH.  
10/25/00

C11

1" = 10'