

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



BLDG PERMIT NO. 76859

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 691 Long Rifle Rd. TAX SCHEDULE NO. 2947-151-37-013

SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3100<sup>2</sup> ADX

FILING 5 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Greg GARDNER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 691 Long Rifle G.J. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-5847 USE OF EXISTING BLDGS NEW HOME

(2) APPLICANT FISHER CONST. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 453 Stepping Stone Ct Clifton RESIDENCE

(2) TELEPHONE 256-4640

**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 PD-1.7 Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2

Side 10' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 1402 TRAFFIC 89 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 9/25/00

Department Approval [Signature] Date 9/28/00

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 13414

Utility Accounting [Signature] Date 9/28/00

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)

129.42

25' 3"

85.58'

DRIVE 9/22/01  
K. O. M. J.

149.27'

12'

DRIVE

25'

26'

85.05'

30'

691

Long Rifle Rd.

ACCEPTED SEP 9/28/01  
ANY CHANGE OF SETBACKS MUST  
BE APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENT  
AND PROPERTY LINES.

