

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. \_\_\_\_\_

*A/C*



Your Bridge to a Better Community

BLDG ADDRESS 660 Long Rifle Rd  
 TAX SCHEDULE NO. 247-151-360-080  
 SUBDIVISION Independence Ranch  
 FILING 4 BLK open space LOT \_\_\_\_\_  
 (1) OWNER Incl. Ranch HOA  
 (1) ADDRESS 125 Grand  
 (1) TELEPHONE 241-2480  
 (2) APPLICANT Hans Brutsche  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE 241-2480

SQ. FT. OF PROPOSED BLDGS/ADDITION 28<sup>sq</sup> approx  
 SQ. FT. OF EXISTING BLDGS 0  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 28<sup>sq</sup>  
 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 USE OF EXISTING BUILDINGS \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE pump house  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 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 RD  
 SETBACKS: Front 25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL, Rear 20' from PL  
 Maximum Height 32'

Maximum coverage of lot by structures 3590  
 Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Parking Req'mt N/A  
 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).

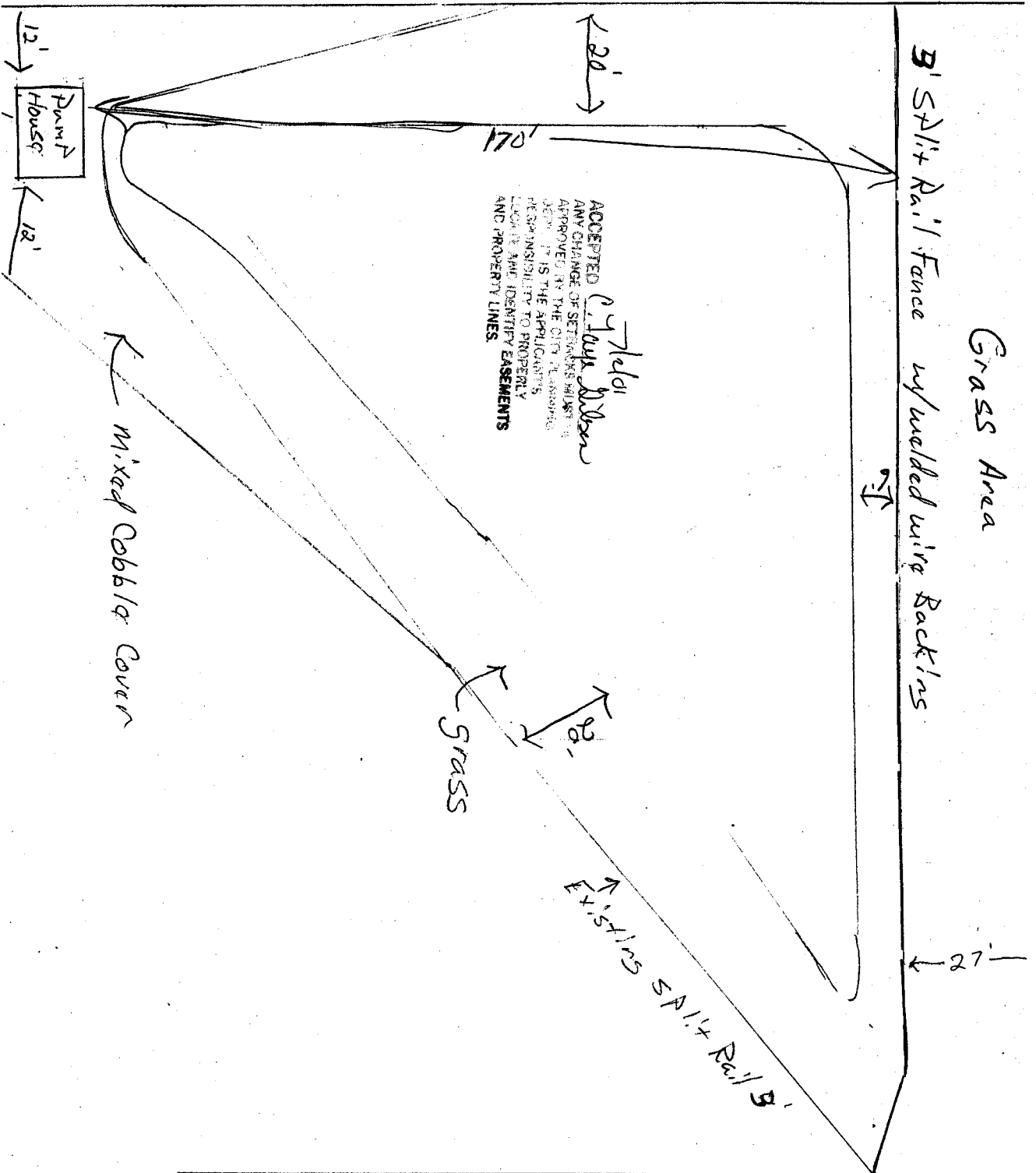
Applicant Signature [Signature] Date 6-6-2001  
 Department Approval C. Faye Jensen Date 7/2/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>once permit</u>
Utility Accounting <u>[Signature]</u>		Date <u>July 2, 2001</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)

Existing 6' Fence



Grass Area

3' Split Rail Fence w/ welded wire Backing

27'

27'

Existing Split Rail 3'

GRASS

Mixed Cobble Cover

Driveway House

12'

18'

170'

120'

ACCEPTED [Signature]  
 ANY CHANGE OF SETBACKS MUST  
 BE APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERTY  
 LOCATIONS AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

EXISTING  
Landscape Plans