

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 80249



Your Bridge to a Better Community

BLDG ADDRESS 2941-151-40-018 SQ. FT. OF PROPOSED BLDGS/ADDITION 2000
 TAX SCHEDULE NO. 1684 Long Rifle Rd. SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Ind. Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2000
 FILING 5 BLK 2 LOT 18
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER ADD 2000
 (1) ADDRESS PO Box 511 USE OF EXISTING BUILDINGS Resident
 (1) TELEPHONE 434-7808
 (2) APPLICANT same DESCRIPTION OF WORK & INTENDED USE _____
 (2) ADDRESS _____ TYPE OF HOME PROPOSED:
 (2) TELEPHONE _____ 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 PD (PR1.7) Maximum coverage of lot by structures 35%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X 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 ANN# _____

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).

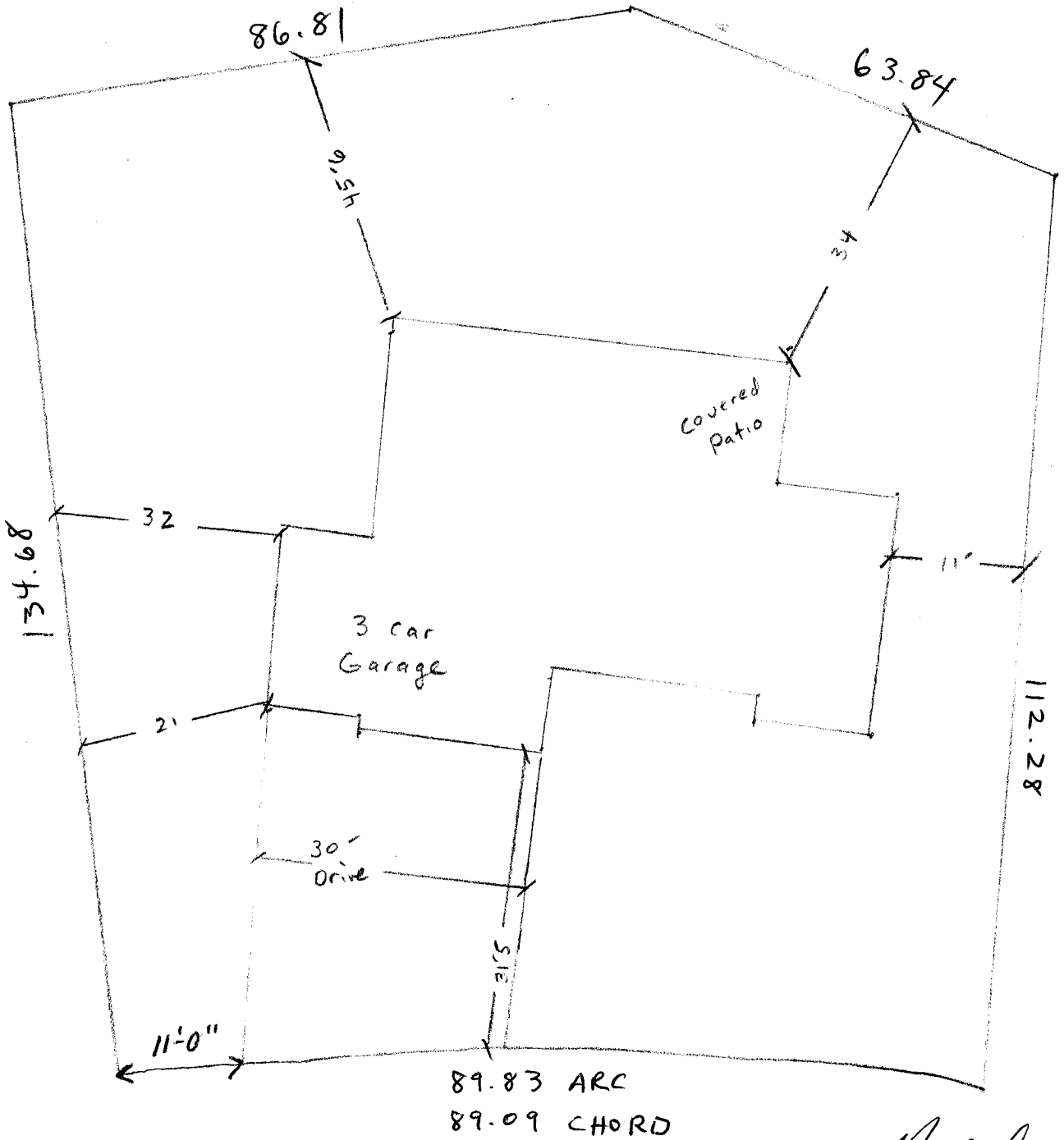
Applicant Signature Stellianis Date 6/11/01
 Department Approval [Signature] Date 6/12/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14027</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/12/01</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 for 684 Long Rifle
Fil. 5 Blk. 2 Lot 18



DRIVE OK
DVP
6/14/01

ACCEPTED *Archie Aragon* 6/12/01
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.