

FEE \$ <u>10.00</u>
TCP \$ <u> </u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 79113



Your Bridge to a Better Community

BLDG ADDRESS 686 LONGRIFLE RD. SQ. FT. OF PROPOSED BLDGS/ADDITION 2557

TAX SCHEDULE NO. 2947-151-40-019 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION INDEPENDENCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 2557

FILING 5 BLK 2 LOT 19

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 704 ELM AVE. G.J.
 USE OF EXISTING BUILDINGS

(1) TELEPHONE 970-257-1850
 DESCRIPTION OF WORK & INTENDED USE SINGLE FAM. RES.

(2) APPLICANT JOHN FOOTE
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify)

(2) ADDRESS Box 3090 TELLURIDE

(2) TELEPHONE 970-728-5594

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 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 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 John Foote Date 2/28/01
 Department Approval W. Santa Fe Date 3/21/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13827</u>
Utility Accounting	<u>C. Bensley</u>	Date	<u>3/21/01</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)

C76

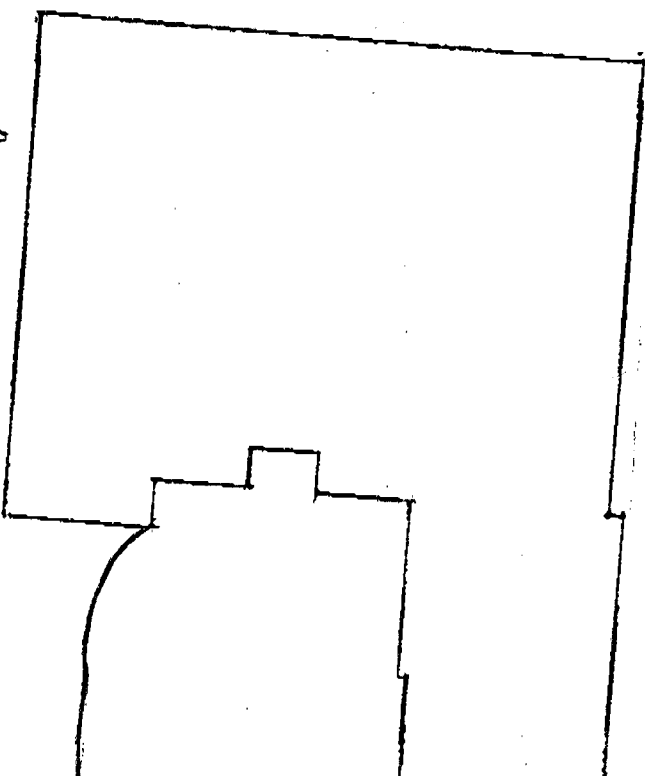
ACCEPTED SLC 3/21/01
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

155

104.5

176

18'



16'

44'

82'

15'

134.9

686 Long
Rifle Rd

DRIVE OK
ORR
3/19/01