

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

99173-35520

Building Address 686 Long Rifle Road
 Parcel No. 2947-151-40-019
 Subdivision Independence Ranch
 Filing 5 Block 1 Lot 19

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 3000 Sq. Ft. Proposed 128
 Sq. Ft. of Lot / Parcel 1/2 acre
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 8 Ft. including Roof

OWNER INFORMATION:

Name DAVID J. WILSON
 Address 686 Long Rifle Rd
 City/State/Zip GRAND JCT, CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Storage shed

APPLICANT INFORMATION:

Name DAVID J. WILSON
 Address 686 Long Rifle Rd.
 City/State/Zip GRAND JCT, CO. 81503
 Telephone 970-255-0283

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>PD 1.7</u>	Maximum coverage of lot by structures <u>35%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>10'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>N/A</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____		
Voting District <u>A</u>	Driveway Location Approval <u>N/A</u> (Engineer's Initials)	PAID MAY 16 2006 CMC	

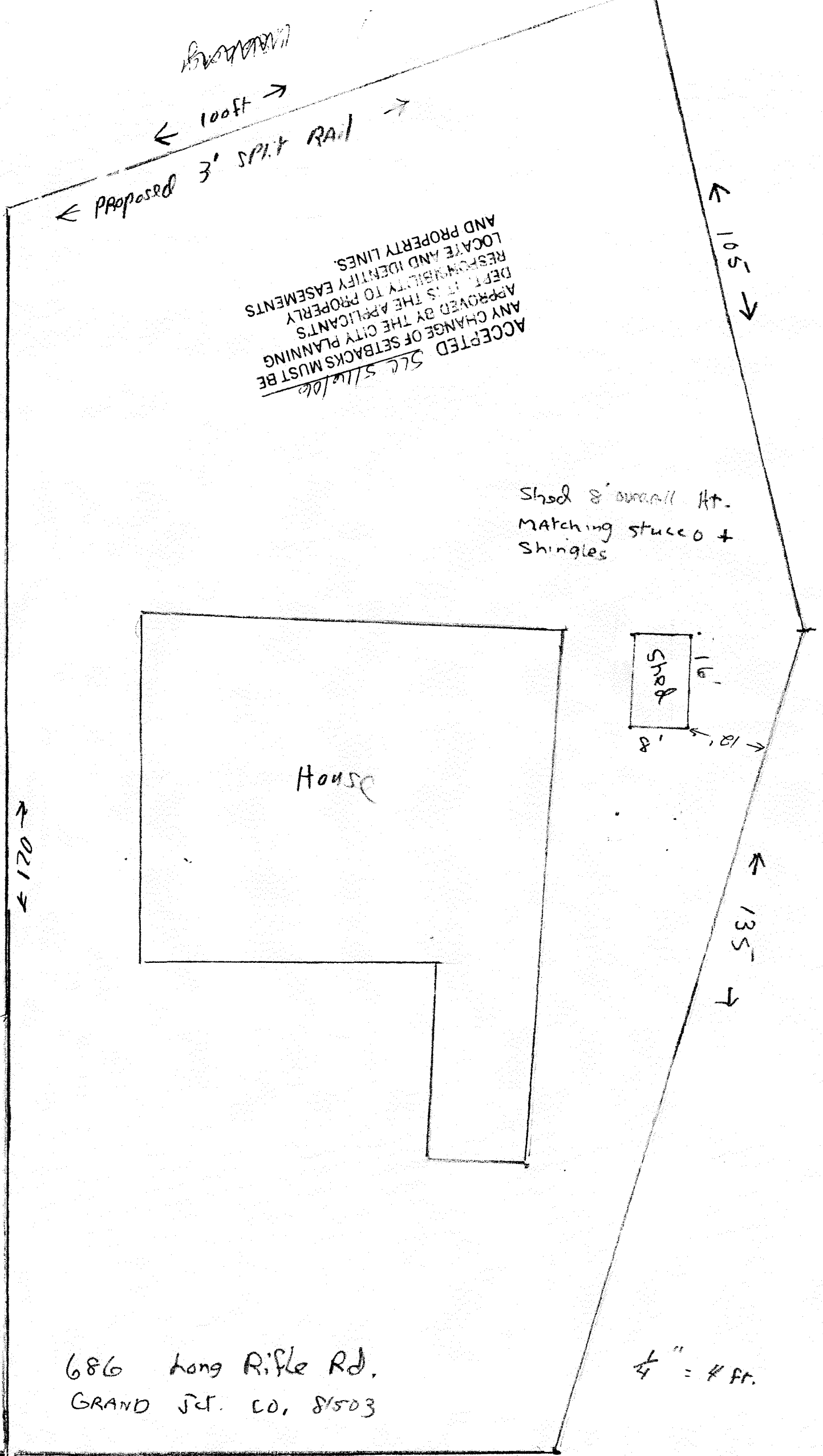
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 3/16/06
 Department Approval [Signature] Date 5/16/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>No chg in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/16/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



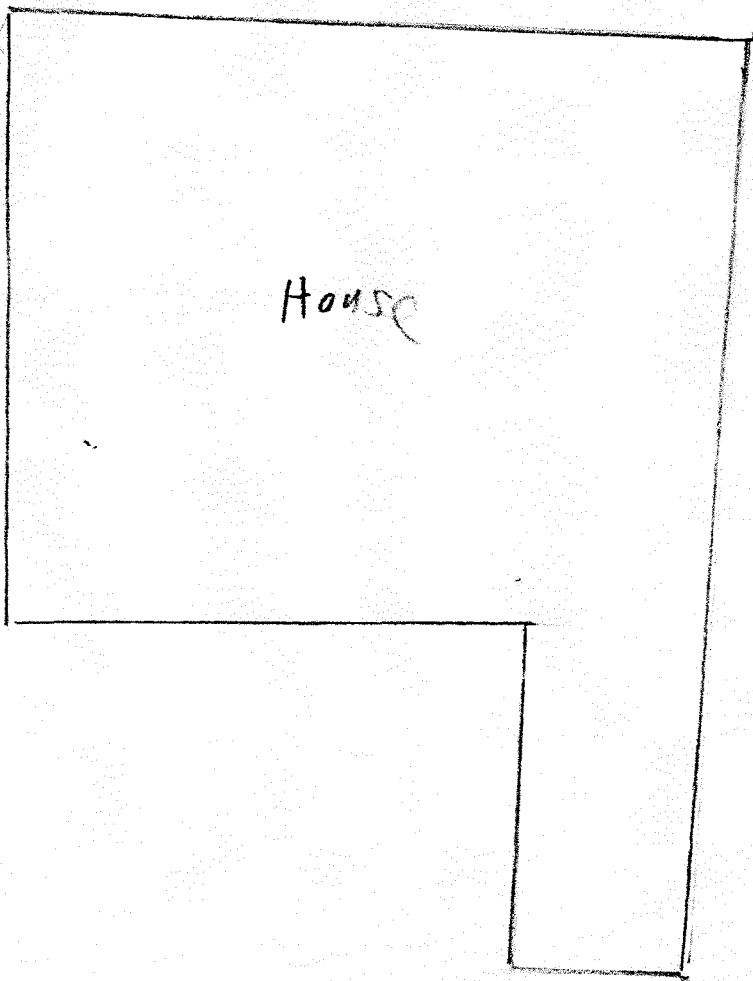
100ft

Proposed 3' Split Rail

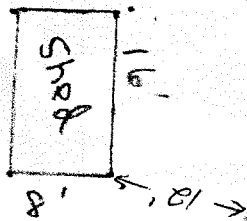
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES
 SEE 5/11/10

105'

Shed 8' overall Ht.
 Matching stucco +
 Shingles



House



135'

170'

686 Long Rifle Rd.
 GRAND Jct. CO, 81503

1/4" = 4 ft.

80 ft

5/21/15