

FEE \$ <u>16⁰⁰</u>
TCP \$
SIF \$

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

42029-25419
600 Long Rifle

Building Address _____

No. of Existing Bldgs 01 No. Proposed 1

Parcel No. 2047-151-36-003

Sq. Ft. of Existing Bldgs 1800 Sq. Ft. Proposed 128

Subdivision Independence Ranch

Sq. Ft. of Lot / Parcel 1345 Ac

Filing 4 Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Lindsay & Julie Ellis

Height of Proposed Structure _____

Address Same

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip 81503

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

APPLICANT INFORMATION:

Name _____

*TYPE OF HOME PROPOSED:

Address _____

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

City / State / Zip _____

NOTES: _____

Telephone 241-5775

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</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>20</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Julie Ellis Date 4/27/07

Department Approval Wendy Spurr Date 4/27/07

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>NO WATER / SWR</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/27/07</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)



CODE ENFORCEMENT

VOLUNTARY COMPLIANCE REQUEST

Lindsey and Julie Ellis or Current Resident
668 Long Rifle Road
Grand Junction, Co. 81503

April 23, 2007

Case #: Z-07-00471

The property located at: 668 Long Rifle Rd. Parcel #:2947-151-36-003 has been identified as having the Municipal/Zoning violation described below. Voluntary correction of the violation will eliminate the need for additional enforcement action that includes a Notice of Violation and/or possible penalties from Municipal Court.

Re-inspection for this property is scheduled for on or after: May 9, 2007

XXX Violation Section 2.2.C, Planning Clearance Required, of the Grand Junction Zoning and Development Code. Please review the enclosed information. A Planning Clearance is required when a shed is placed on the property and the shed must meet set-back requirements. Please obtain a planning clearance from the Public Works and Planning Department located in City Hall, 250 N. 5th Street. If you have any questions please call 256-4102 8 A.M. to 4:30 P.M. Monday through Friday. Your cooperation is appreciated.

Your City Government is working to maintain a safe, healthy and pleasant community. Your cooperation in eliminating the violation within 10 days is appreciated.


Code Enforcement Officer

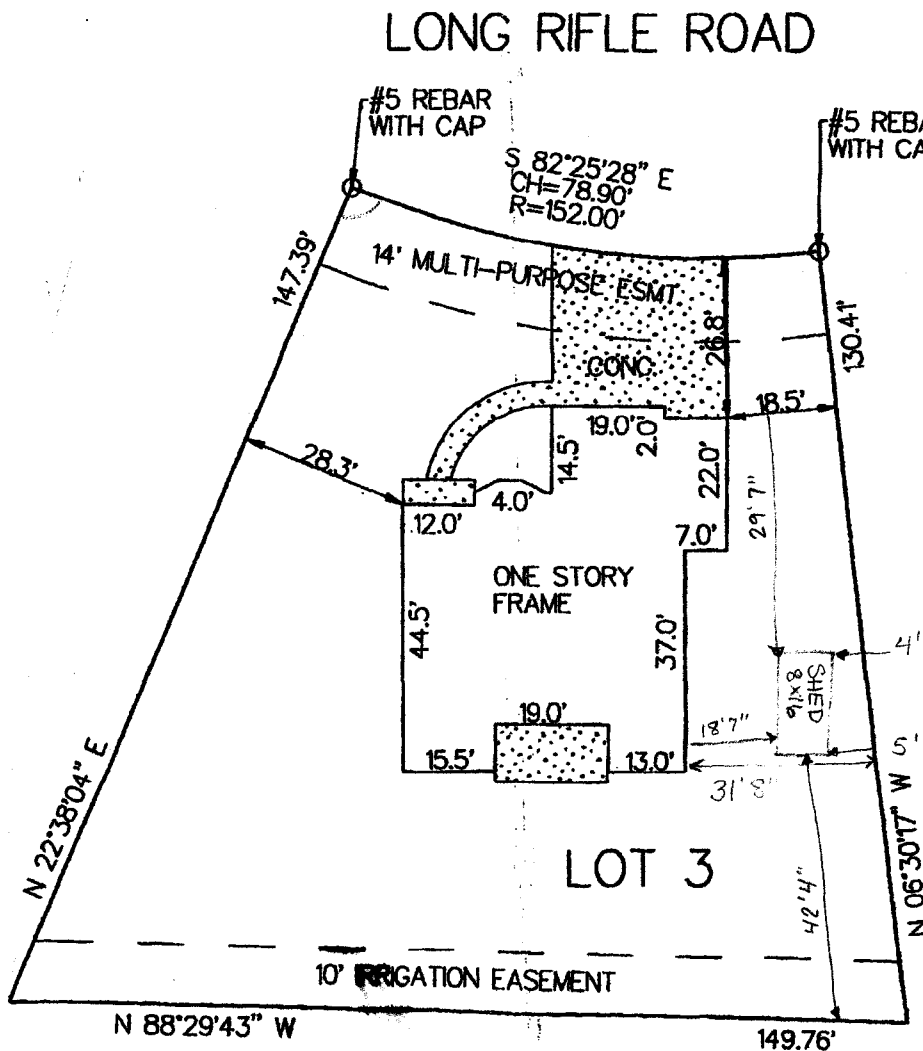
IMPROVEMENT LOCATION CERTIFICATE

668 LONG RIFLE ROAD

MERIDIAN LAND TITLE #34860
ELLIS ACCOUNT
LOT 3 IN BLOCK 1 OF INDEPENDENCE RANCH SUBDIVISION,
FILING 4, MESA COUNTY, COLORADO.



SCALE: 1" = 30'



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANK OF COLORADO,
 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
 OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
 THIS DATE, 3/10/99 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS
 SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJACING PREMISES EXCEPT AS