

FEE \$	10
TCP \$	0
SIF \$	460

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

BLDG PERMIT NO. _____

pl

Building Address 683 Long RALE Rd.
 Parcel No. 2947-151-37-009
 Subdivision INDEPENDENCE RANCH
 Filing 5 Block 6 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2034 ^{UP} 2034 ^{DOWN}
 Sq. Ft. of Lot / Parcel .241 ACRES. 10497 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2034 ^{UP} 2034 APPROX FLAT CONCRETE ⁵⁰⁰ Sq. Ft.
 Height of Proposed Structure APPROX 16'

OWNER INFORMATION:

Name JASON & JESSICA DANGLER
 Address 2870 VISTA MAR DR
 City / State / Zip G.J. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JASON & JESSICA DANGLER
 Address 2870 VISTA MAR DR.
 City / State / Zip G.J. CO. 81503
 Telephone (970) 243-9825

***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</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10</u> from PL Rear <u>20</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District <u>A</u> Driveway Location Approval <u>PH</u> (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).

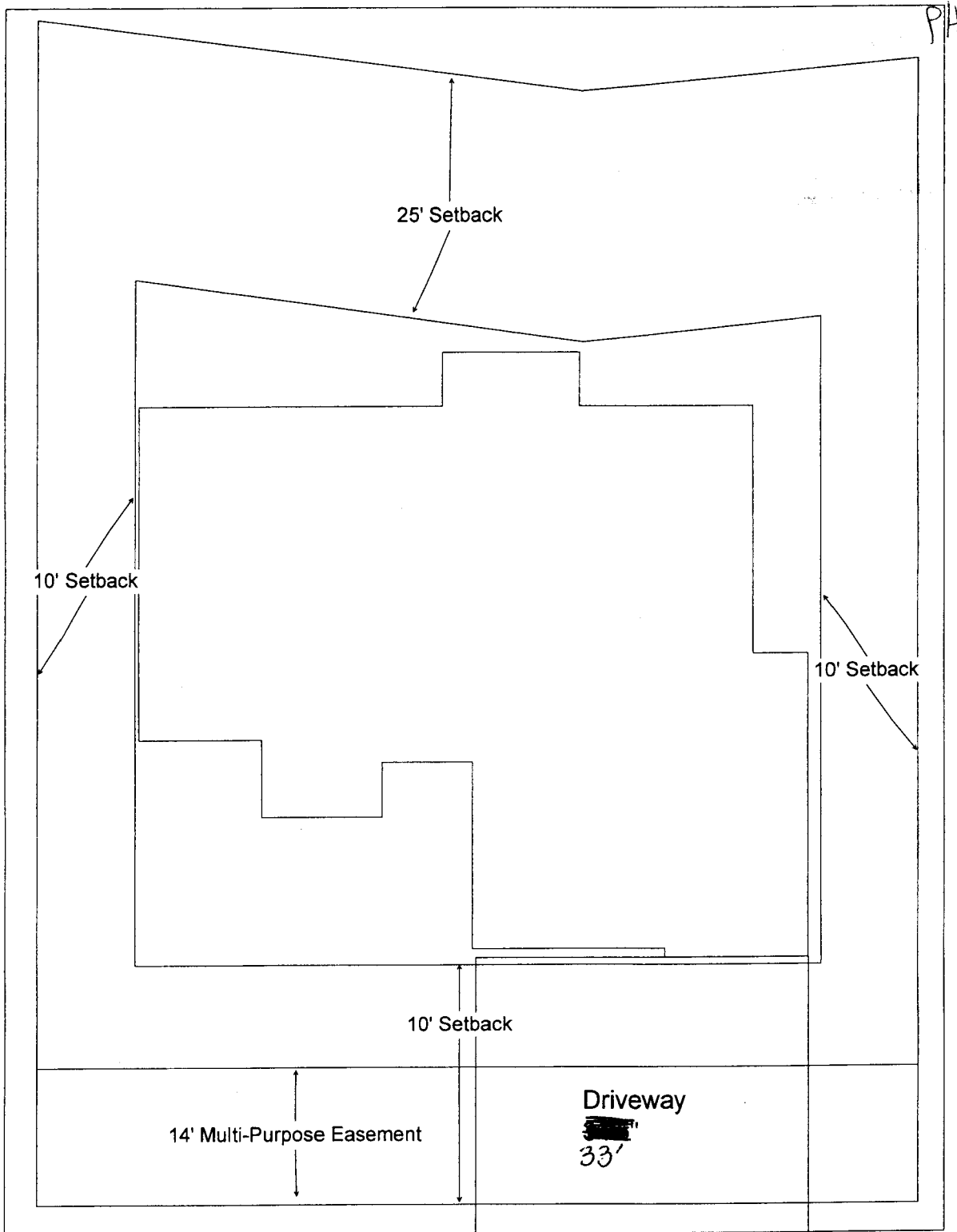
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 10/23/07

Department Approval PH Wendy Spurr Date 10/25/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20713</u>
Utility Accounting <u>d</u>	Date <u>10/25/07</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)



683 Long Rifle Road
Grand Junction, CO 81503

Lot 6 Block 1



Drive OK PH
Long Rifle Road