

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. 89854



Your Bridge to a Better Community

690 Tranquil Trail

BLDG ADDRESS 2046 Baseline Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 3989 finished  
 TAX SCHEDULE NO. 2947-152-49-002 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 3989  
 FILING 7 BLK 4 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER TP Construction  
 (1) ADDRESS PO Box 55063 USE OF EXISTING BUILDINGS NA  
 (1) TELEPHONE 970 201 8186 DESCRIPTION OF WORK & INTENDED USE New Construction  
 (2) APPLICANT TP Construction Single Family Home  
 (2) ADDRESS PO Box 55063 TYPE OF HOME PROPOSED:  
 (2) TELEPHONE 970 201 8186  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 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 \_\_\_\_\_  
 A CENSUS 1902 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 [Signature] Date 6/19/03  
 Department Approval [Signature] Date 6-17-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6195</u>
Utility Accounting <u>[Signature]</u>	Date	<u>6-17-03</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)