

FEE \$	10.00
CP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 86772



Your Bridge to a Better Community

BLDG ADDRESS 678 TRANQUIL TRAIL SQ. FT. OF PROPOSED BLDGS/ADDITION 6711
 TAX SCHEDULE NO. 2947-152-48-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION INDEPENDANCE RANCA TOTAL SQ. FT. OF EXISTING & PROPOSED 595 6711
 FILING 9 BLK 1 LOT 13 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER KIRK GOLBA USE OF EXISTING BUILDINGS N/A
 (1) ADDRESS 494 ARABIAN WAY DESCRIPTION OF WORK & INTENDED USE RESIDENCE
 (1) TELEPHONE 970-523-5041 TYPE OF HOME PROPOSED:
 (2) APPLICANT KIRK GOLBA Site Built Manufactured Home (UBC)
 (2) ADDRESS 494 ARABIAN WAY Manufactured Home (HUD)
 (2) TELEPHONE 970-523-5041 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 20' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 1402 TRAFFIC 88 ANN# _____

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).

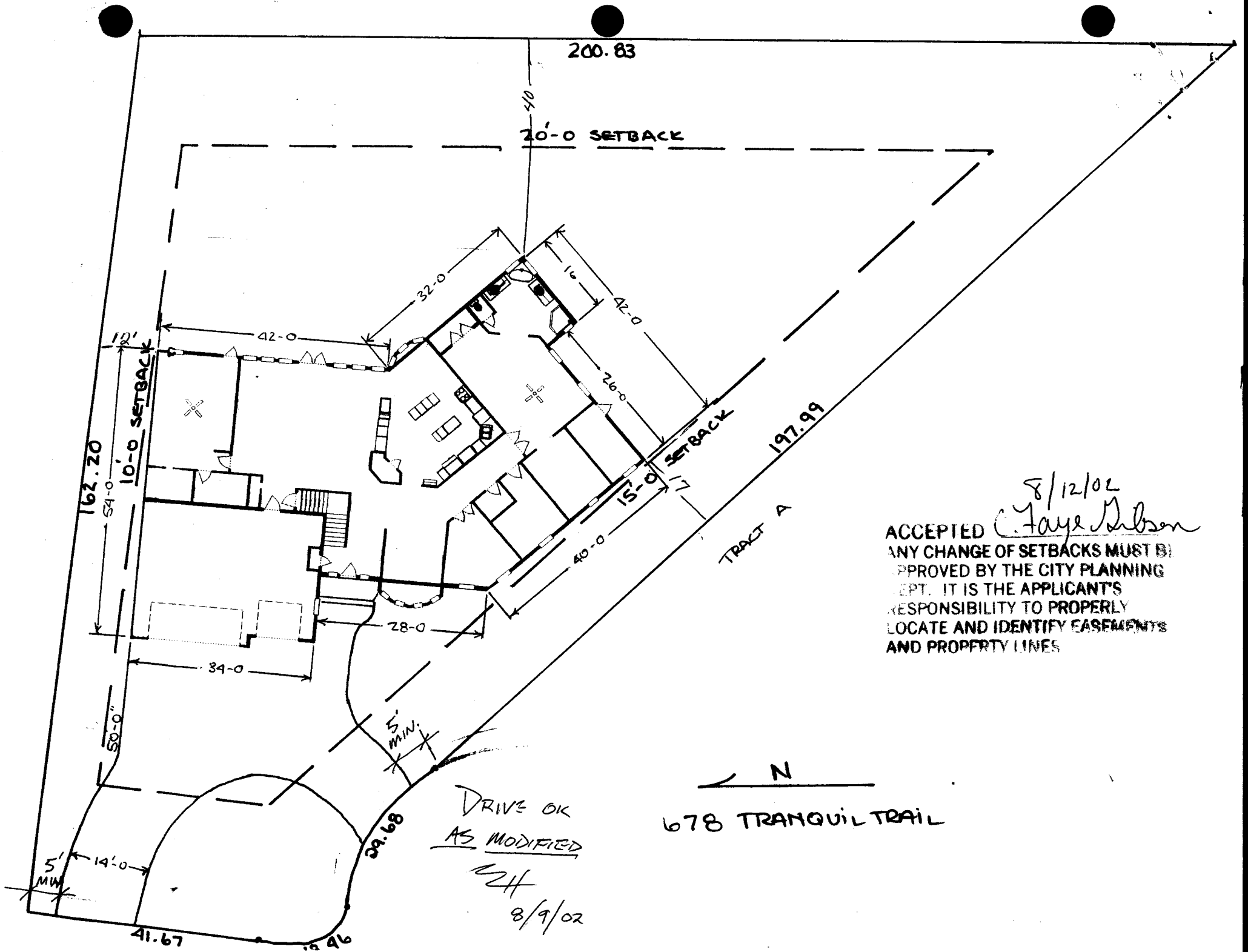
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Kirk Golba Date 8/5/02
 Department Approval C. T. Johnson Date 8/12/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>5203</u>
Utility Accounting	<u>amend</u>	Date	<u>8/12/02</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)



200.83

20'-0 SETBACK

10'-0 SETBACK

15'-0 SETBACK

TRACT A

197.99

162.20

54'-0

10'-0 SETBACK

50'-0

34-0

28-0

40-0

15'-0

26-0

32-0

40

N

678 TRANQUIL TRAIL

DRIVE OK
AS MODIFIED

2H
8/9/02

8/12/02
C. Faye Johnson

ACCEPTED
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

41.67

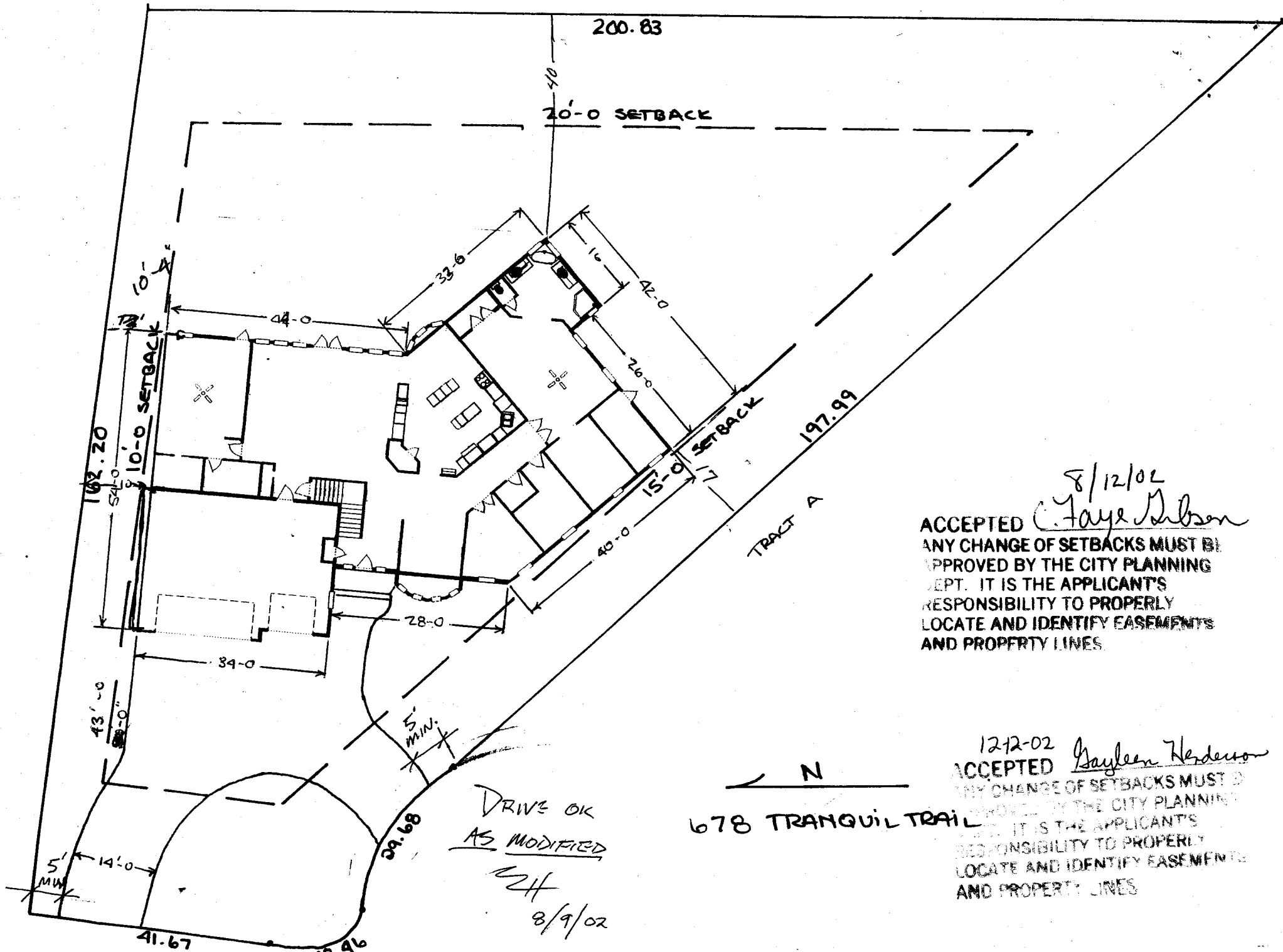
16.46

39.68

55' MIN.

5' MW

14'-0



8/12/02
 ACCEPTED *C. Faye Gibson*
 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.

12-12-02
 ACCEPTED *Gayleen Henderson*
 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.

DRIVE OK
 AS MODIFIED
[Signature]
 8/9/02

678 TRANQUIL TRAIL