FEE $ 10.00
TCP $ 0
SIF $ 292.00

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

BLDG PERMIT NO. 85/1l2

Your Bridge to a Better Community

BLDG ADDRESS 702 Tranquil Trail
(not a no. at this Time)

TAX SCHEDULE NO. _____

SUBDIVISION Independence Ranch

FILING 6 Replat BLK 1 LOT 4

(1) OWNER Jaci r Scott Doughty

(1) ADDRESS 677 Roundup AJ 81503

(1) TELEPHONE 241-9219

(2) APPLICANT Owner

(2) ADDRESS _____

(2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 2995

SQ. FT. OF EXISTING BLDGS NA

TOTAL SQ. FT. OF EXISTING & PROPOSED 2995

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS Single Family Residential

DESCRIPTION OF WORK & INTENDED USE _____

TYPE OF HOME PROPOSED:
✓ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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

SETBACKS: Front 25' from property line (PL)
or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL

Maximum Height 32'

Maximum coverage of lot by structures 35%

Permanent Foundation Required: YES X NO _____

Parking Req'mt 2

Special Conditions _____

CENSUS 1402 TRAFFIC 88 ANNX# _____

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 6/14/02

Department Approval _____ Date 6-19-02

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. 15039
Utility Accounting _____		Date 6/19/02	

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)*

N00°41'34"W
95.01'
10' DRAINAGE EASEMENT

20.0
4583.00
4584.00

66.9
75.3

64.6
83.4
94.7
114.5
100.8

62.2

4585.00
4584.00
4586.00

10.0

4585.00

LOT 1

TF = 4588

136.58'
S88°54'19"W

4586.00

11'

10' DRAINAGE EASEMENT

136.89'
N88°54'13"E

4587.00
FG

4587.00
FG

4587.00

28.9
52.2
84.4
57.3
25.0

4586.70
TBW

4586.18
TBW

30'

95.00'
N00°52'38"W

4587.00
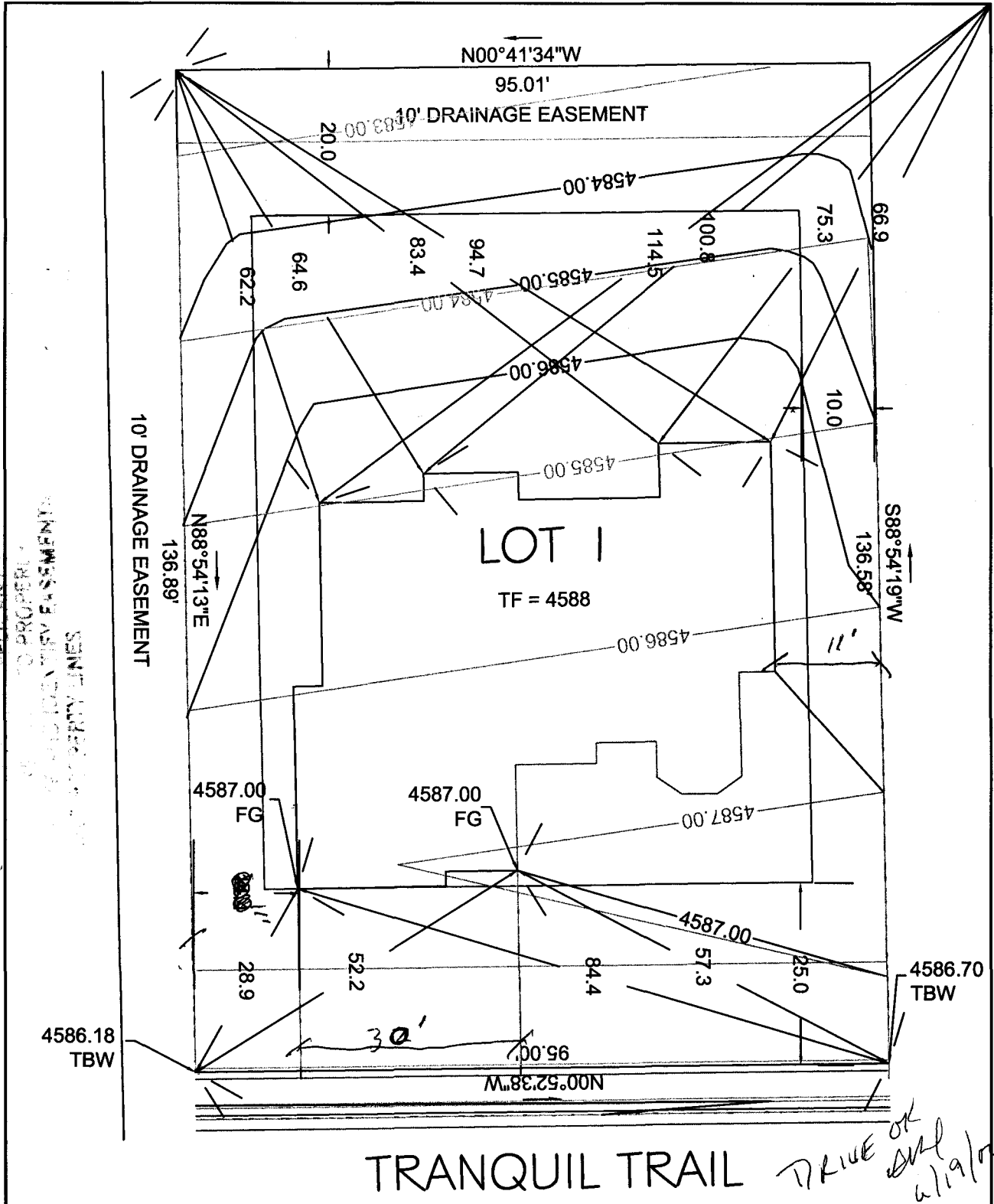
TRANQUIL TRAIL

DRIVE OK

JOB NAME: TRANQUIL TRAIL	DRAWN BY:	CHECKED BY:
LOCATION:	SCALE: 1" = 20'	
LOT 1 INDEPENDENCE RANCH FILING 8 REPLAT	DATE: 6/9/02	
	JOB NUMBER	SHEET
DESCRIPTION:		△