

FEE \$ <u>11.00</u>
TCP \$ <u>None</u>
SIF \$ <u>298.00</u>

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

BLDG PERMIT NO. 87339



Your Bridge to a Better Community

BLDG ADDRESS 677 Tranquil Trail SQ. FT. OF PROPOSED BLDGS/ADDITION 2605

TAX SCHEDULE NO. 2947-152-48-002 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2605

FILING 9 BLK 1 LOT 6

(1) OWNER Serra Construction

(1) ADDRESS PO Box 3607, Co 81502

(1) TELEPHONE 243-3730

(2) APPLICANT Serra Construction

(2) ADDRESS same as above

(2) TELEPHONE _____

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 residence

DESCRIPTION OF WORK & INTENDED USE new construction for dwelling

TYPE OF HOME PROPOSED:
 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

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 engineered foundation may be req'd

CENSUS 1402 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 _____

Date 12/09/02

Department Approval NA _____

Date 12/10/02

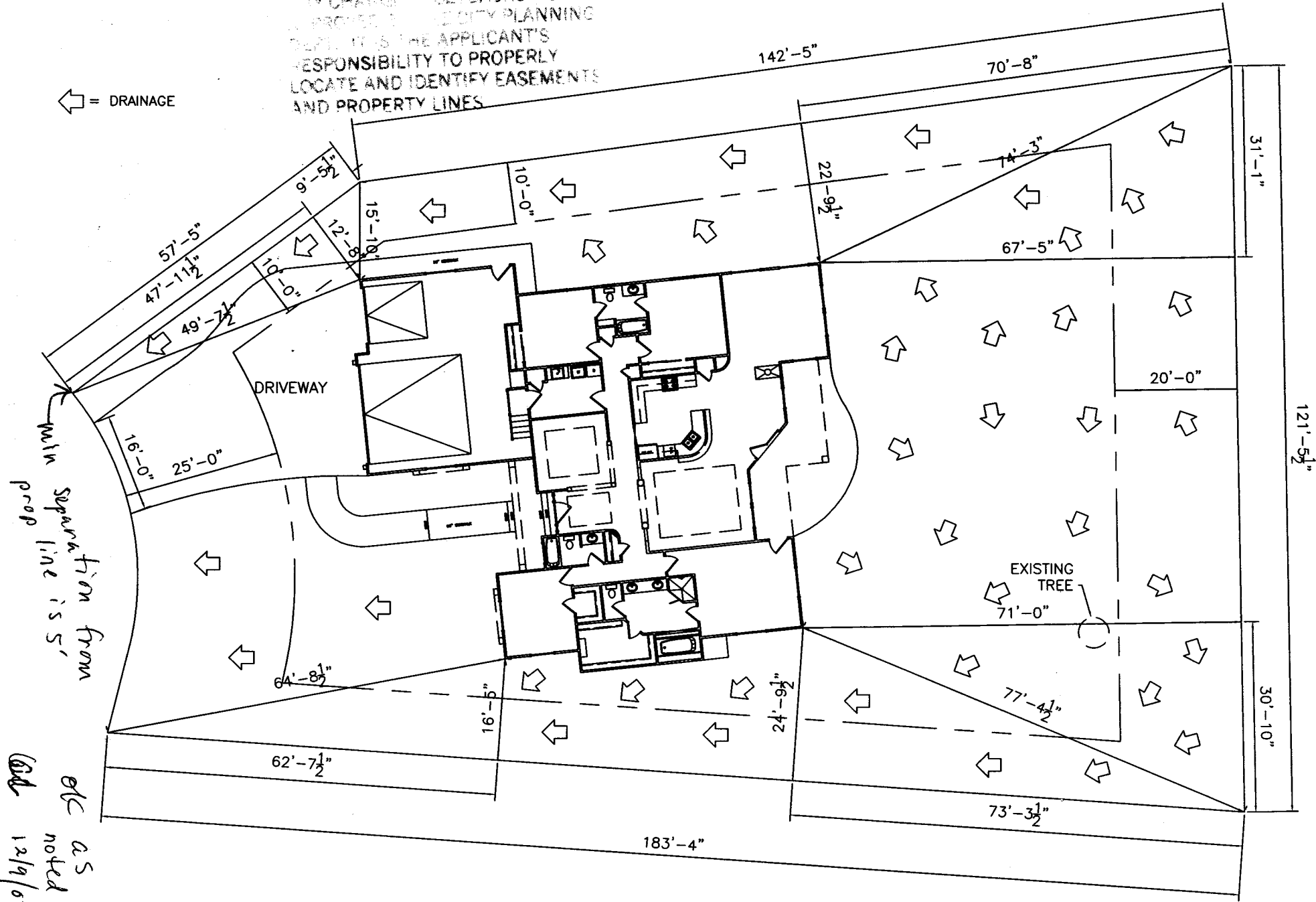
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>15557</u>
Utility Accounting _____	Date <u>12-11-02</u>		

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)

JOE TEL *Alma Bragan 12/10/02*
 ANY CHANGE OF SETBACKS MUST BE
 PROJECTED IN CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

← = DRAINAGE



*etc as noted
12/9/02*