

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 86782



Your Bridge to a Better Community

BLDG ADDRESS 679 Tranquil tr. SQ. FT. OF PROPOSED BLDGS/ADDITION 3471

TAX SCHEDULE NO. 2947-152-48-007 SQ. FT. OF EXISTING BLDGS None

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 3471

FILING 9 BLK 1 LOT 5

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

(1) OWNER Mike Zagrebski NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 695 25 Rd. 65 USE OF EXISTING BUILDINGS 0

(1) TELEPHONE (970) 257-0171 DESCRIPTION OF WORK & INTENDED USE New Construction

(2) APPLICANT Same as above TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUB)
 Other (please specify) _____

(2) ADDRESS N/A

(2) TELEPHONE N/A

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 RD Maximum coverage of lot by structures 3590

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 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).

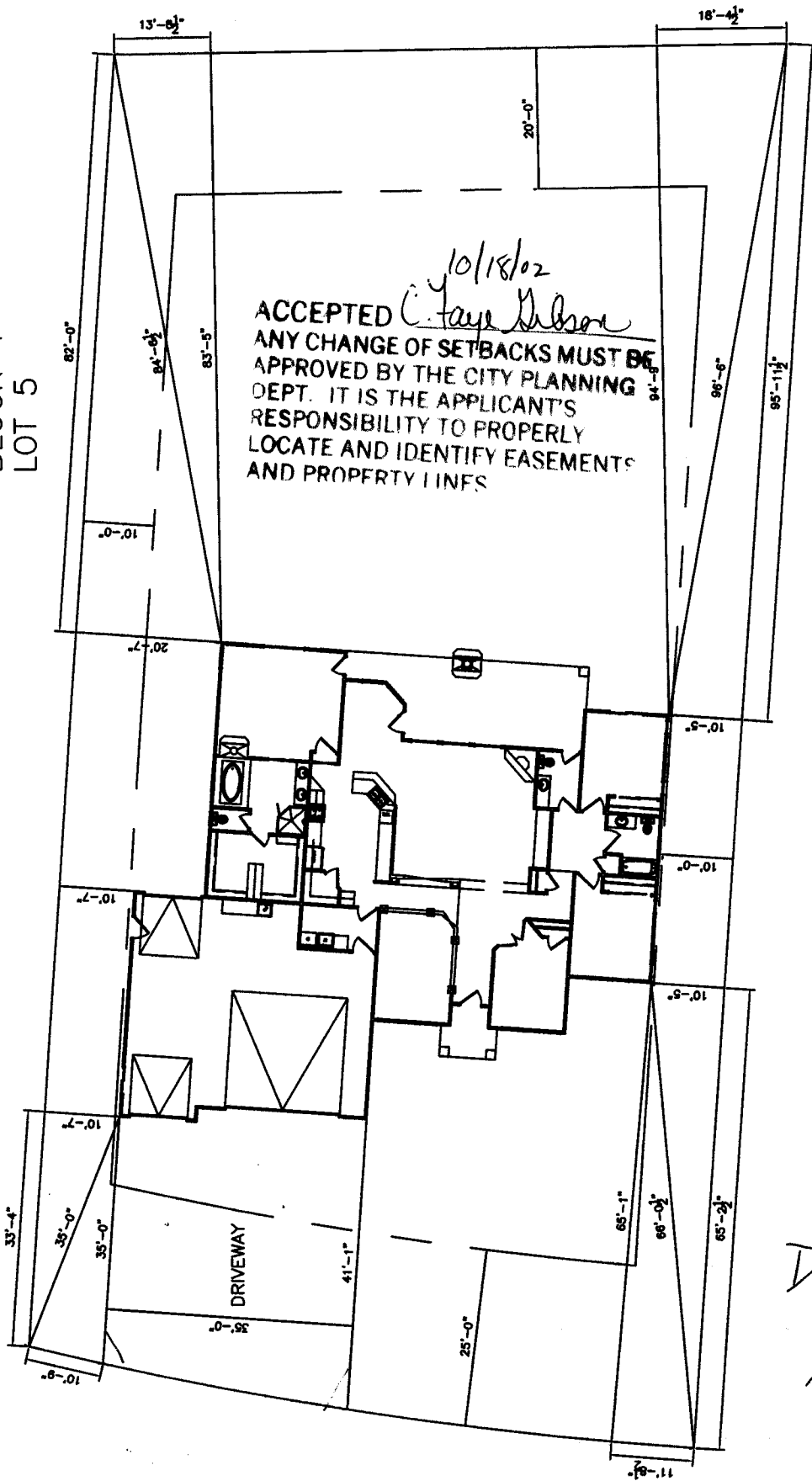
Applicant Signature [Signature] Date 10-18-02

Department Approval [Signature] Date 10/18/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15399</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/18/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

INDEPENDENCE RANCH
FILING 9
BLOCK 1
LOT 5



DRIVE OK
M
10/18/02

TRANQUIL TRAIL