

FEE \$	10.00
TCP \$	—
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 85173



Your Bridge to a Better Community

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BLDG ADDRESS 696 Tranquil Trail SQ. FT. OF PROPOSED BLDGS/ADDITION 2,934

TAX SCHEDULE NO. 2697-354-12-002 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2,934

FILING 8 BLK 1 LOT 1

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

(1) OWNER Wendell and Carol Cupps NO. OF BUILDINGS ON PARCEL 1  
 Before: 0 After: Plot this Construction

(1) ADDRESS 675 Independence Valley Dr.

(1) TELEPHONE 256-1838 USE OF EXISTING BUILDINGS TE

(2) APPLICANT Stone Creek Homes, Inc. DESCRIPTION OF WORK & INTENDED USE New single Family

(2) ADDRESS 676 Independence Valley Dr. TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 257-1676

**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 X 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 [Signature] Date 6/20/02

Department Approval [Signature] Date 6/25/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15046</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/25/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

