

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

(10)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80508



Your Bridge to a Better Community

BLDG ADDRESS 697 TRANQUIL TRAILS SQ. FT. OF PROPOSED BLDGS/ADDITION 2820 + 830 GARAGE

TAX SCHEDULE NO. 2697-354-13-002 FT. OF EXISTING BLDGS N/A

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2820 + 830

FILING 8 BLK 2 LOT 1

NO. OF DWELLING UNITS:

Before: _____ After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: _____ After: 1 this Construction

(1) OWNER Juniper Homes

(1) ADDRESS 313 Mesa Grande Dr
Grand Jet, CO 81503

USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENCE

(1) TELEPHONE 970-234-5520

DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION SINGLE FAMILY

(2) APPLICANT Stan Sammons dba
Juniper Homes

TYPE OF HOME PROPOSED:

(2) ADDRESS 313 Mesa Grande Dr

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

(2) TELEPHONE 970-234-5520

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)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

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 9-24-02

Department Approval [Signature]

Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15342</u>
Utility Accounting	<u>Marshall Co.</u>		Date <u>9/30/02</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)

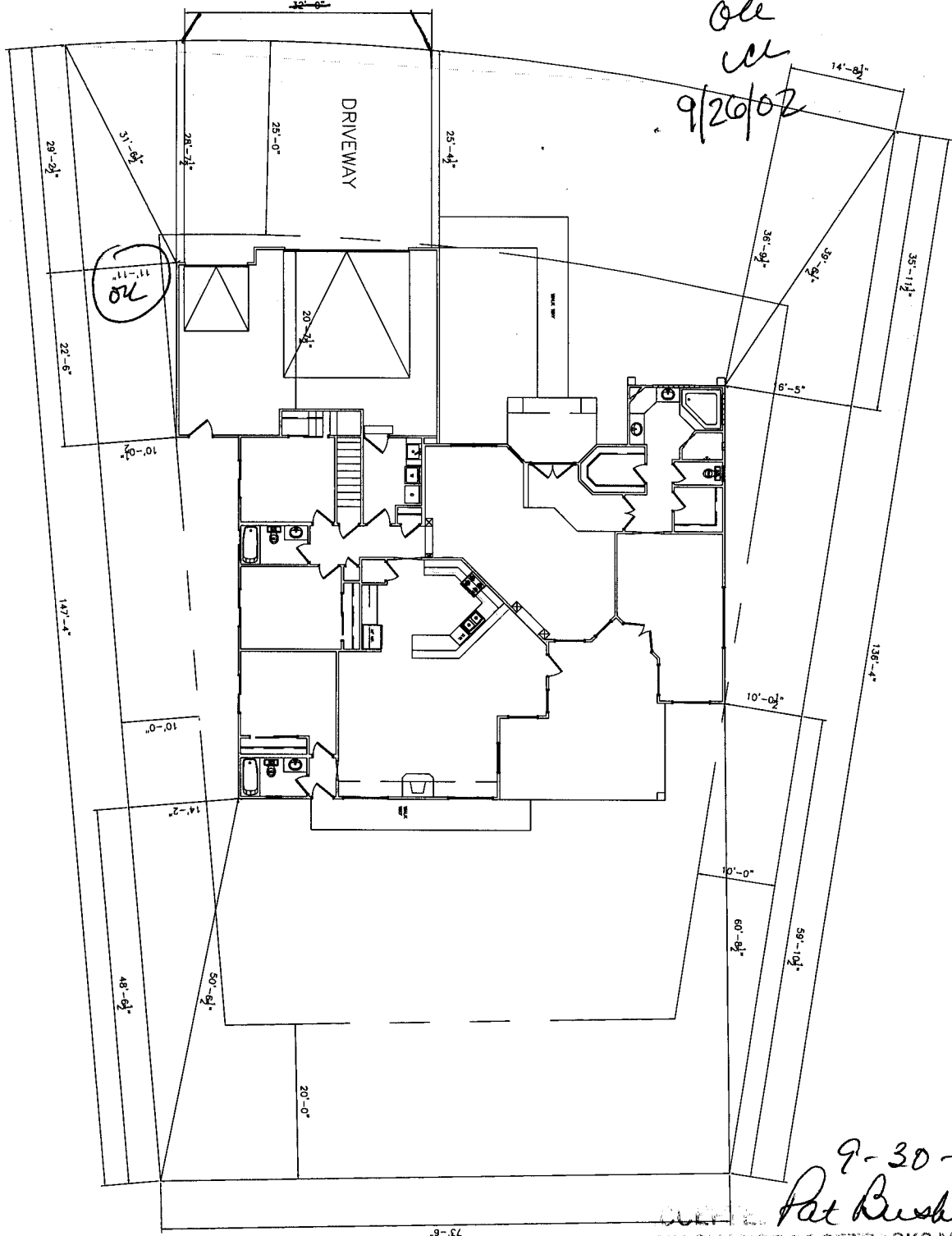
697

TRANQUIL TRAIL

30'-0" *etc*

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ll

9/26/02



INDEPENDENCE RANCH
FILING 8
BLOCK 2 - LOT 1

9-30-02
Pat Bushman

ANY CHANGE IN SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES