

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

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

BLDG PERMIT NO. 84858



Your Bridge to a Better Community

BLDG ADDRESS 699 Tranquil Trail SQ. FT. OF PROPOSED BLDGS/ADDITION 3100
 Parent Parcel
 TAX SCHEDULE NO. 2947-151-44-006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 3100
 FILING 8 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Mark Milner USE OF EXISTING BUILDINGS Home
 (1) ADDRESS 4246 Hidden Valley Dr DESCRIPTION OF WORK & INTENDED USE New House
Paonia CO 81428
 (1) TELEPHONE 234-4540 TYPE OF HOME PROPOSED:
 (2) APPLICANT Mark Milner Site Built Manufactured Home (UBC)
 (2) ADDRESS 4246 Hidden Valley Dr Manufactured Home (HUD)
Paonia CO 81428 Other (please specify) _____
 (2) TELEPHONE 234-4540

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 NO
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 20' from PL Parking Req't 2
 Maximum Height 32' Special Conditions _____
 CENSUS 402 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).

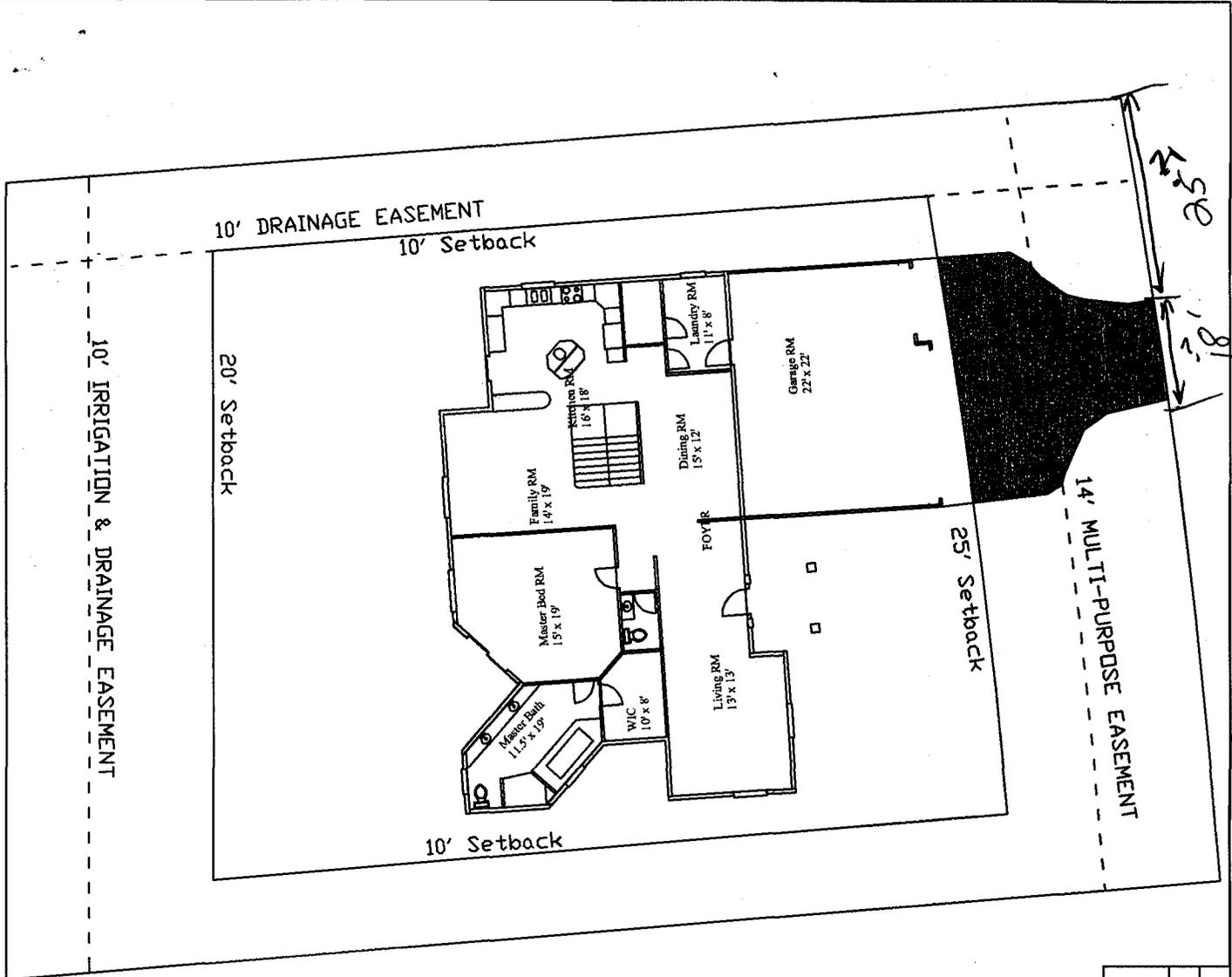
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/21/02
 Department Approval [Signature] Date 5/28/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14961</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/28/02</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)



C & M Construction	
Plot Plan	
SIZE	8 1/2" by 11"
DWG. NO.	Independence Ranch 1
SCALE	1" = 20'
SHEET	10 of 10
REV	

20/8/15
 JANE DIBSON
 ACCEPTED SETBACKS MUST BE
 MAY CHANGE OF SETBACKS MUST BE
 APPROVED BY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DRIVE PK
 5/28/02

REASONS			
ZONE	REV	DESCRIPTION	DATE