

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 84938



Your Bridge to a Better Community

BLDG ADDRESS 709 TRANQUIL TRAILS SQ. FT. OF PROPOSED BLDGS/ADDITION 3300

TAX SCHEDULE NO. 2947-151-00-415 (parent parcel) SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION INDEPENDENCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 3300

FILING 8 BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Albert FISHER
 (1) ADDRESS 653 20 1/2 RD G.J.
 (1) TELEPHONE (970) 256-4640
 (2) APPLICANT FISHER CONST.
 (2) ADDRESS 653 20 1/2 RD G.J.
 (2) TELEPHONE 234-6800

USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE New Home
 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 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'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).

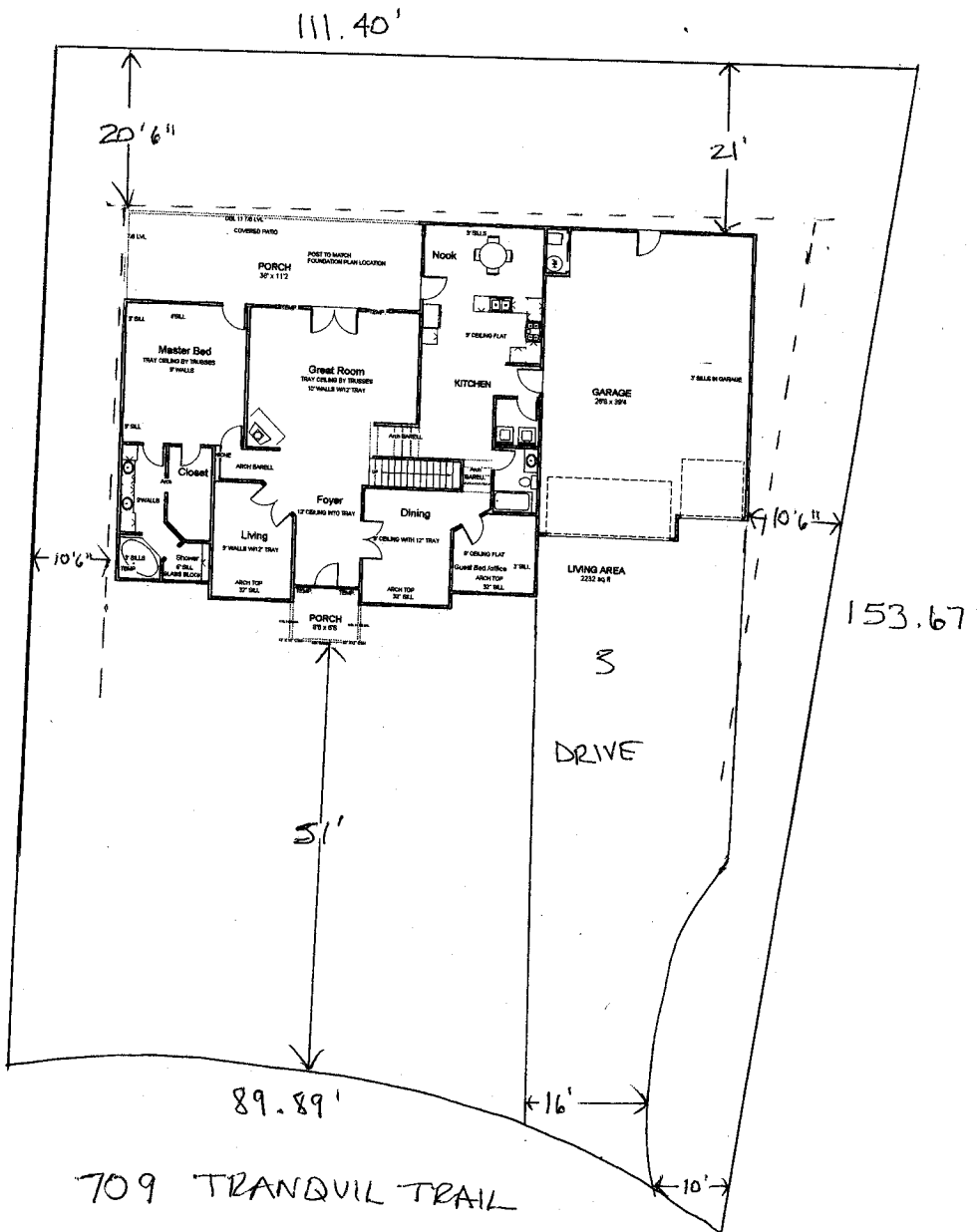
Applicant Signature Fisher Date 6/05/02

Department Approval B.C. Faye Basen Date 6/13/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>5022</u>
Utility Accounting <u>20 Turner</u>	Date <u>6-13-02</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)



709 TRANQUIL TRAIL
 BLK 2 Lot 7 Filing 8

DRIVER
 DM
 4/13/02

ACCEPTED *C. J. Johnson*
 Le 113/02
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT IS
 RESPONSIBLE TO PROPERLY
 MARK AND IDENTIFY EASEMENTS
 ON THE PROPERTY.