

FEE \$ <u>10.00</u>
TCP \$ <u>0</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 86770



Your Bridge to a Better Community

BLDG ADDRESS 687 TRANQUIL TRAIL SQ. FT. OF PROPOSED BLDGS/ADDITION 2,779 SF
TAX SCHEDULE NO. 2947-152-48-002 SQ. FT. OF EXISTING BLDGS N/A
SUBDIVISION INDEPENDENCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 2,779 SF
FILING 9 BLK 1 LOT 1 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER GERALD E. KETCHEM NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 981 25 ROAD USE OF EXISTING BUILDINGS SINGLE FAMILY DWELLING
(1) TELEPHONE 970-260-2088 DESCRIPTION OF WORK & INTENDED USE NEW CONST. / HOME
(2) APPLICANT JAY KETCHEM TYPE OF HOME PROPOSED:
(2) ADDRESS SAME Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE SAME 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
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).

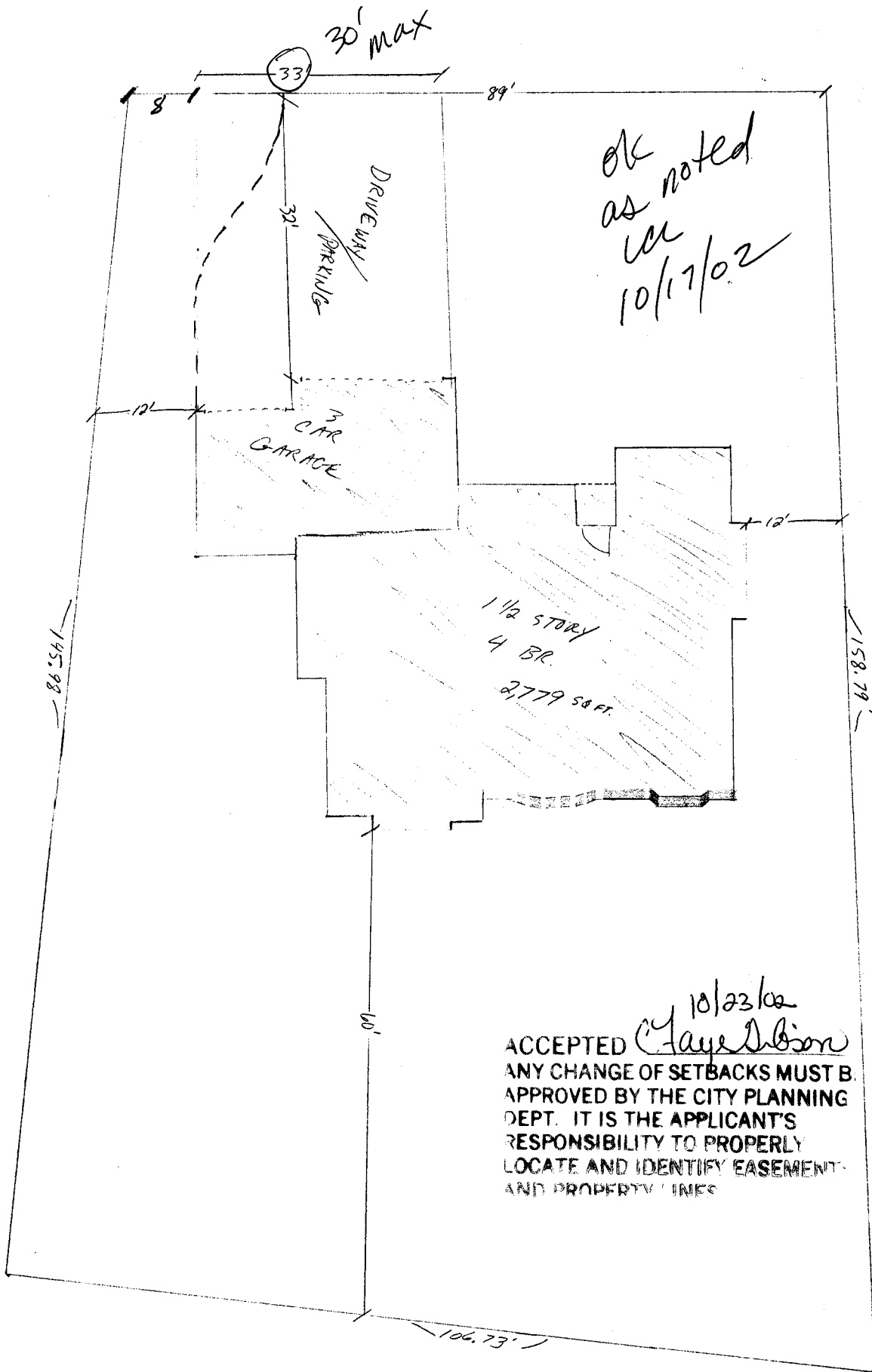
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10-17-02
Department Approval [Signature] Date 10/23/02

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>15413</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/23/02</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)



687 TOWNHILL TRAIL
 TAX # 2947-1548-002

JAY LEITCHEN
 970-263-2098

10/23/02
 ACCEPTED *Clay Gibson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES