

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 87834



Your Bridge to a Better Community

18117

BLDG ADDRESS 2046 F<sup>3</sup>/<sub>4</sub> rd SQ. FT. OF PROPOSED BLDGS/ADDITION 2129 + 400 (Garage)  
 TAX SCHEDULE NO. 2947-152-48-011 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2529 Total  
 FILING 9 BLK 1 LOT 9 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Andy + Christi Hanks NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS \_\_\_\_\_ USE OF EXISTING BUILDINGS —  
 (1) TELEPHONE 261-3978 DESCRIPTION OF WORK & INTENDED USE New Const.  
 (2) APPLICANT Marsh Construction TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 241-2167 \_\_\_\_\_ 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 X 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 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 Tomy Man Date 1/13/03  
 Department Approval NA C. Jay Johnson Date 1/24/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15657</u>
Utility Accounting	<u>Chae</u>	Date	<u>1/24/03</u>

90.72

1/24/03

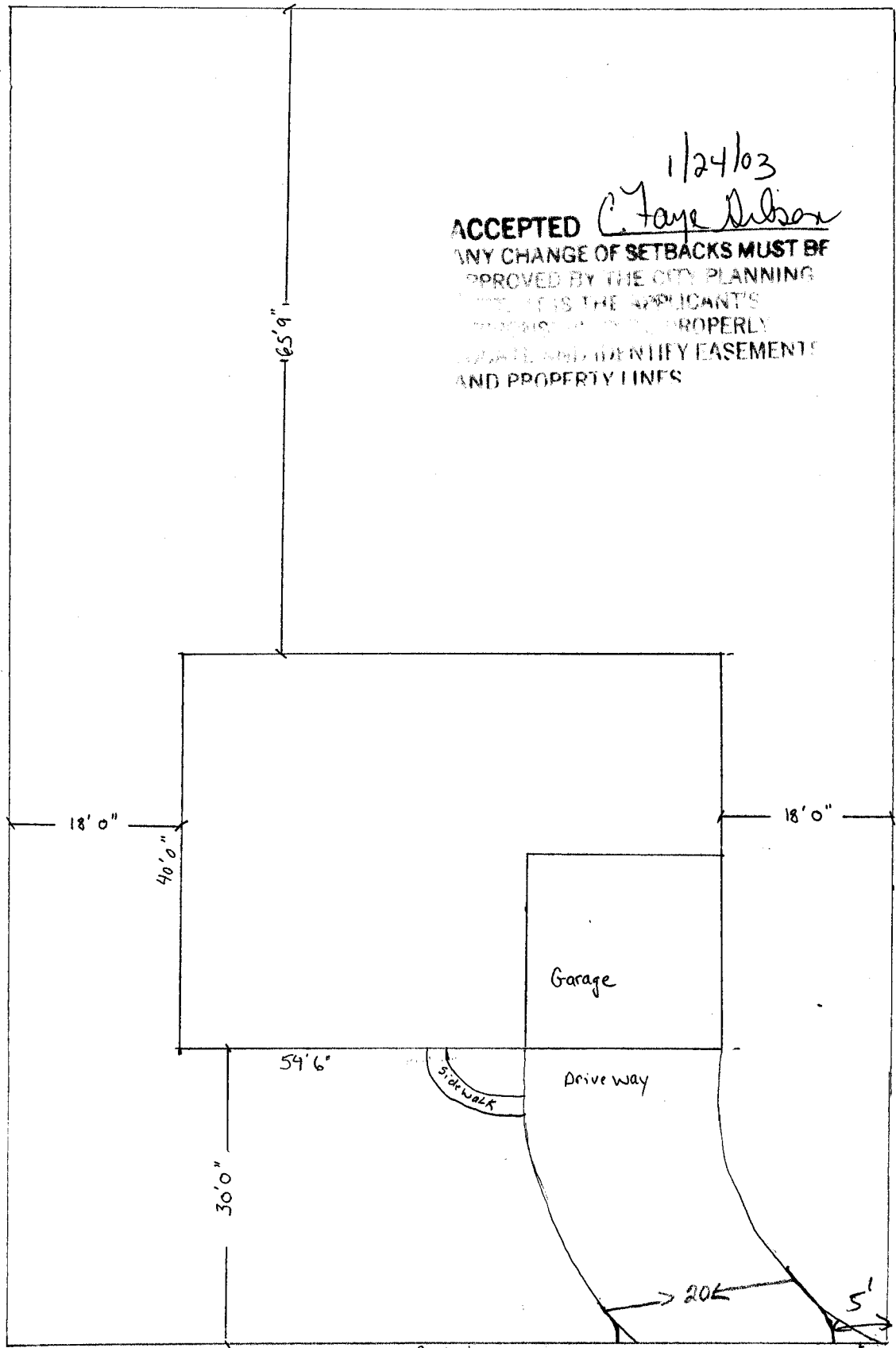
ACCEPTED

*C. Faye Nelson*

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

135.45

135.45



90.72

Lot 9 Block 1 Filing 9  
2046 F<sup>3</sup>/<sub>4</sub> rd.  
Andy + Christy Hanks  
261-3978

*ok as noted*  
*1/14/03*

*Driveway should be 5' off PR*  
note: Drainage to run in all 4 directions away from home as required by Mesa County.  
: Top of Foundation 18" above high pt on Top Back of walk.