

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

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

BLDG PERMIT NO. 89103



Your Bridge to a Better Community

BLDG ADDRESS 683 TRANQUIL TRAIL SQ. FT. OF PROPOSED BLDGS/ADDITION <sup>HOUSE + GARAGE</sup> ~~2320~~ 3184

TAX SCHEDULE NO. 2947-152-48-005 SQ. FT. OF EXISTING BLDGS ~~1~~ 0

SUBDIVISION INDEPENDENCE PARK TOTAL SQ. FT. OF EXISTING & PROPOSED ~~2320~~ 3184

FILING 9 BLK B LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER STUDEBAKER HOMES, LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 4614, G. Jct. 60  
81502 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-216-1463

(2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE CONSTRUCTION OF RESIDENTIAL HOUSE

(2) ADDRESS \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 FD 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 \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 MARCH 28, 2003

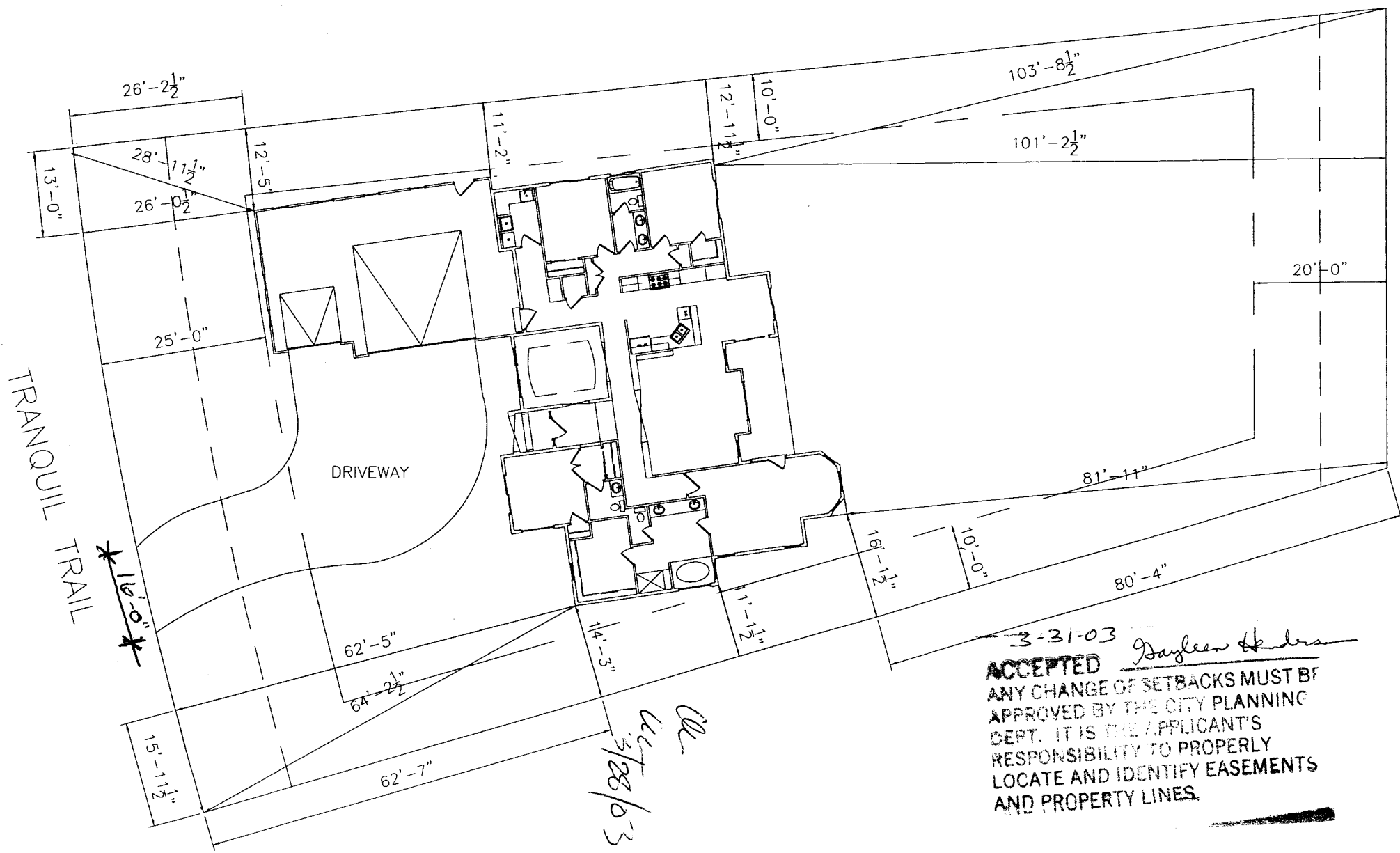
Department Approval [Signature] Date 3-31-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15890</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/21/07</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)

INDEPENDENCE RANCH  
 LOT 3 - BLOCK 1



3-31-03  
**ACCEPTED** *Gayleen Anders*  
 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.