

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

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

BLDG PERMIT NO. 89089



Your Bridge to a Better Community

BLDG ADDRESS 686 Tranquil Trail SQ. FT. OF PROPOSED BLDGS/ADDITION 3940

TAX SCHEDULE NO. 2947-152-48-019 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 3940

FILING 9 BLK 1 LOT 17 NO. OF DWELLING UNITS:
 Before: -0- After: 1 this Construction

(1) OWNER Forrest Holgate NO. OF BUILDINGS ON PARCEL
 Before: -0- After: 1 this Construction

(1) ADDRESS 2936 - G Rd USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 243-6270 DESCRIPTION OF WORK & INTENDED USE Residential - New

(2) APPLICANT Forrest Holgate TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2936 - G Rd

(2) TELEPHONE 243-6270

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 _____ TRAFFIC _____ 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).

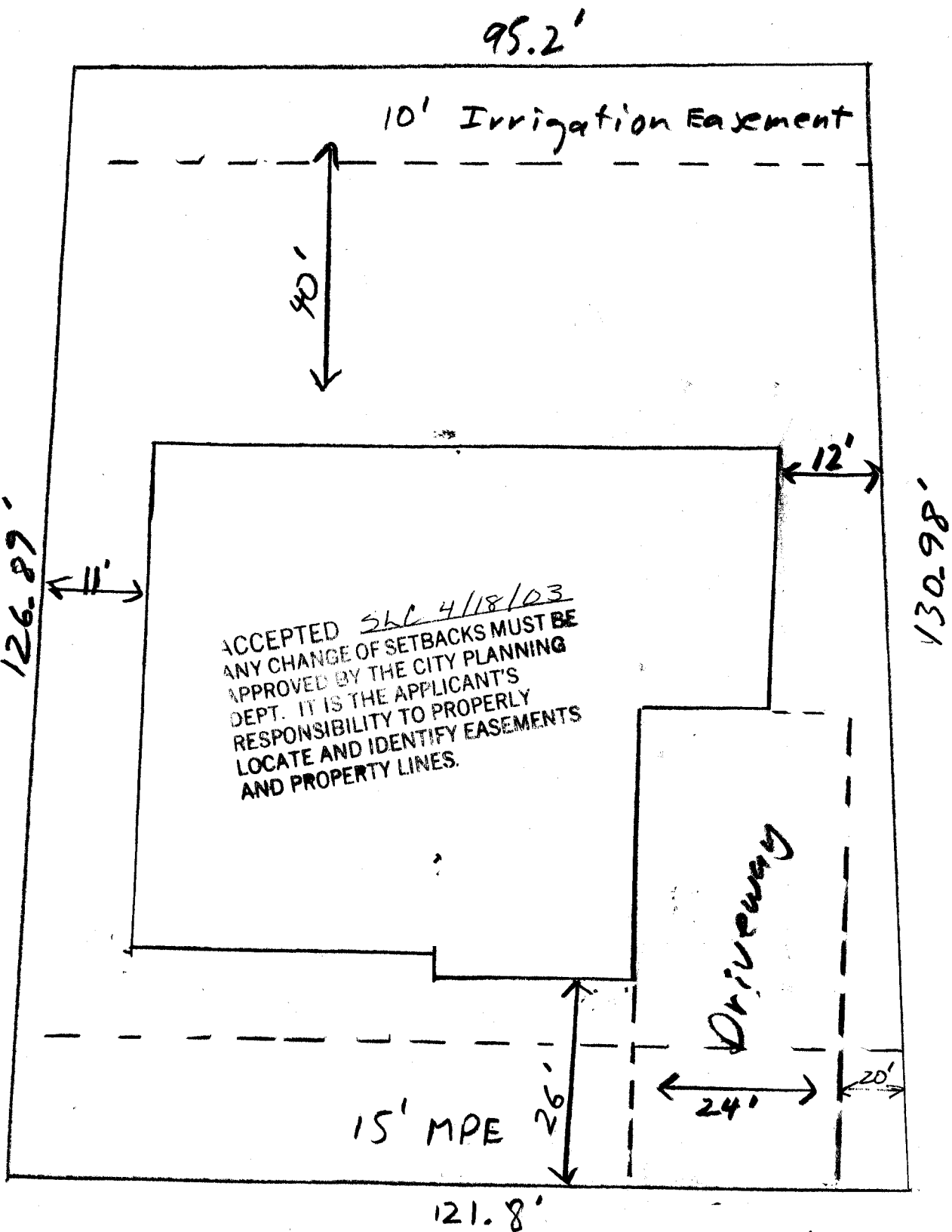
Applicant Signature Forrest Holgate Date 4-15-03

Department Approval Diana J. Costello Date 4-18-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15942</u>
Utility Accounting	<u>CUU</u>	Date	<u>4/18/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

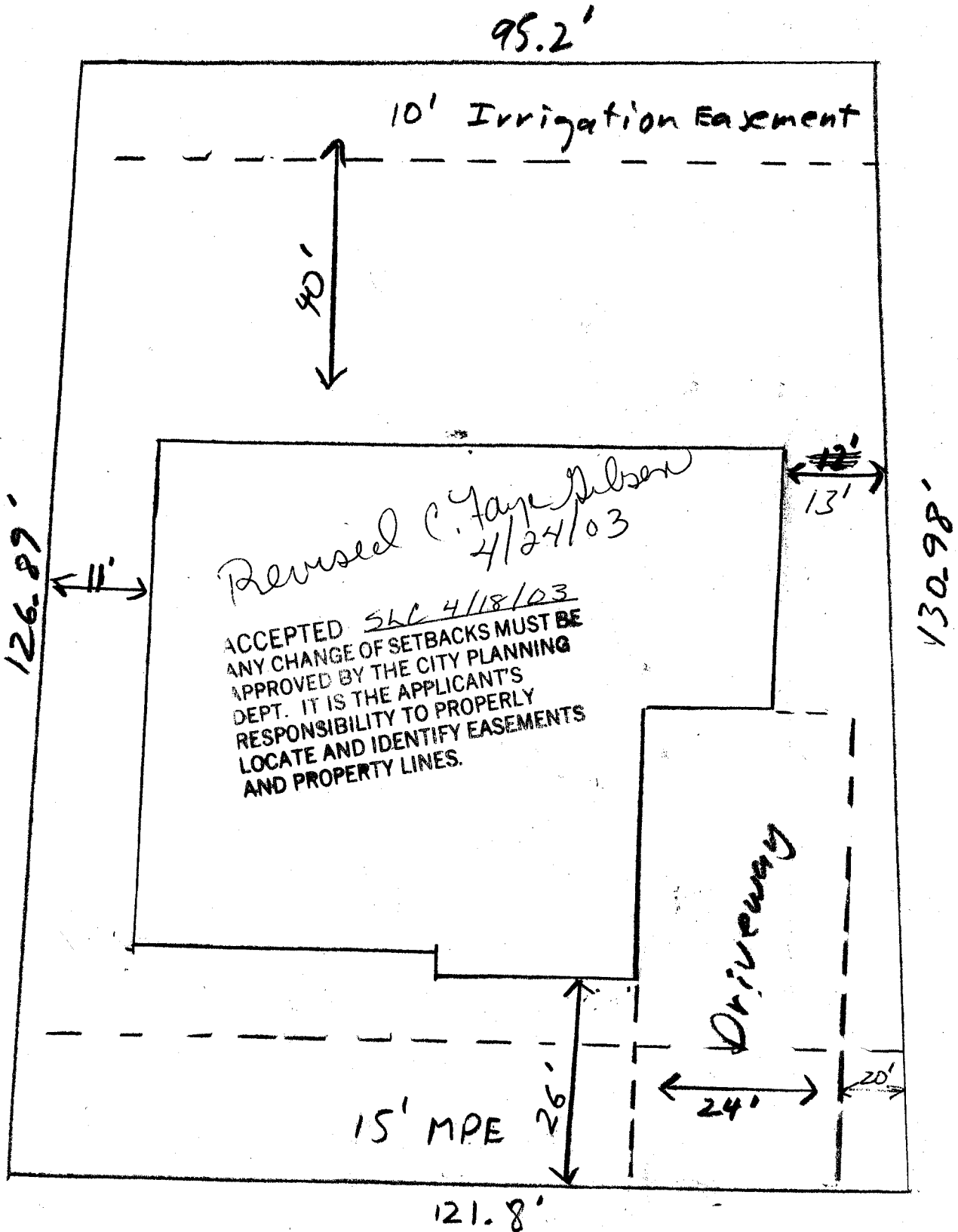
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED SLIC 4/18/03
 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.

686 Tranquil Trail
 Street

on
 in
 4/18/03



Revised C. Jaye Nelson
4/24/03

ACCEPTED SLC 4/18/03
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Driveway

686 Tranquil Trail
Street

on
in
4/18/03