

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

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

BLDG PERMIT NO. 88208



Your Bridge to a Better Community

BLDG ADDRESS 691 TRANQUIL TRAIL SQ. FT. OF PROPOSED BLDGS/ADDITION ~~5578~~ 3498+808
 (4296)

TAX SCHEDULE NO. 2947-152-50-001 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED ~~5578~~ 3498
 + 808 = 4296

FILING 7 BLK 5 LOT 1 NO. OF DWELLING UNITS:
 Before: 2 After: _____ this Construction total 4296

(1) OWNER Tim Key NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 304 MAYKU WAY USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970 263 4598 DESCRIPTION OF WORK & INTENDED USE New Residence

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

(2) ADDRESS 304 MAYKU WAY

(2) TELEPHONE 970 263-4598

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% or

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 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 2/18/03

Department Approval [Signature] Date 2/18/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15279</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-18-03</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)