

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 684 TRANQUIL TRAIL SQ. FT. OF PROPOSED BLDGS/ADDITION 600

TAX SCHEDULE NO. 2947-152-48-018 SQ. FT. OF EXISTING BLDGS 2,600

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 3,200

FILING 9 BLK 1 LOT 110

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER _____

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 684 TRANQUIL TRAIL

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 254 9085

DESCRIPTION OF WORK & INTENDED USE Shed

(2) APPLICANT GARY K BURTON

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

(2) ADDRESS 684 TRANQUIL TRAIL

(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 TD

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO X

Side 3' from PL, Rear 3' from PL

Parking Req'mt _____

Maximum Height _____

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 Gary K Burton Date 9/1/04

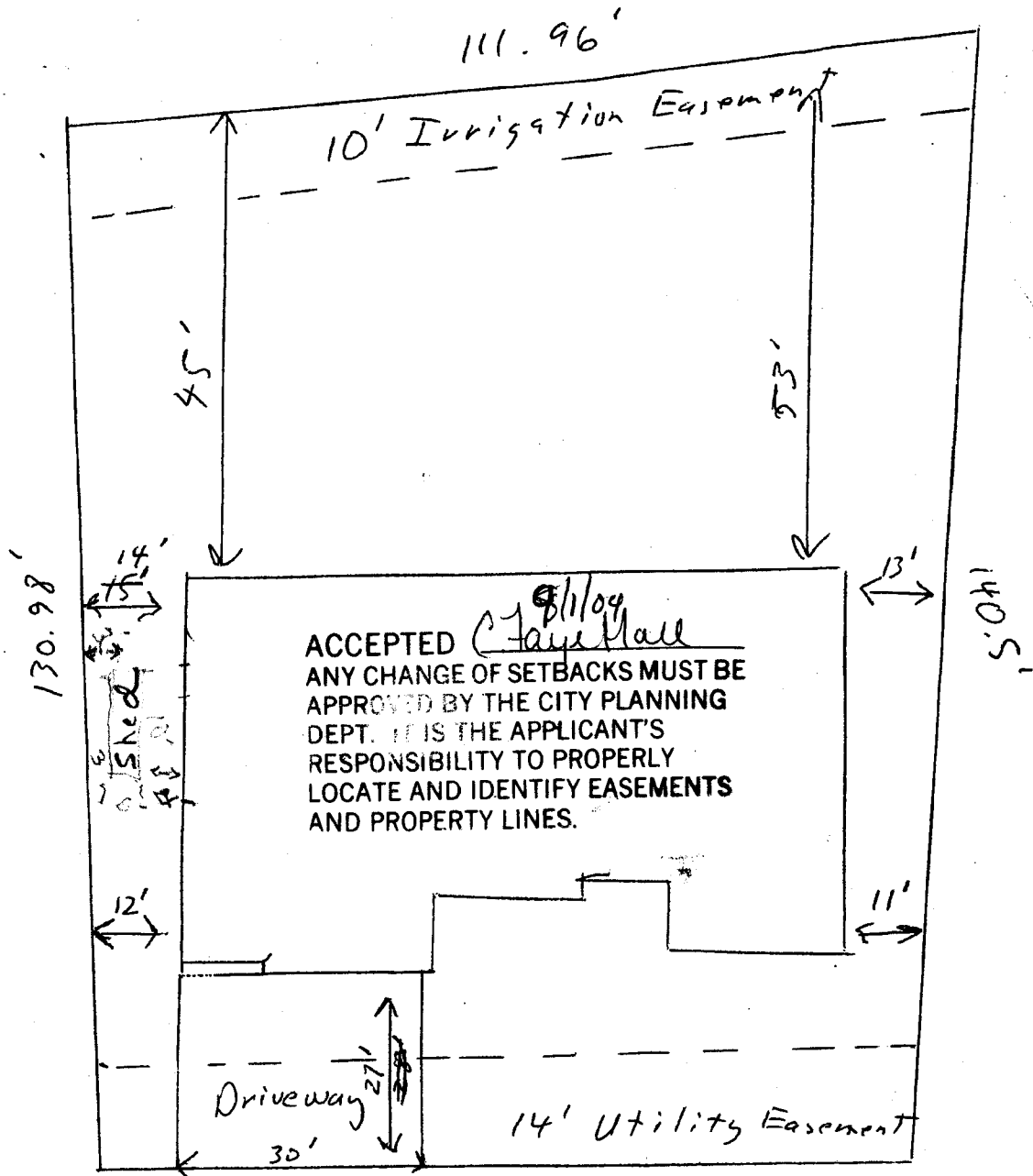
Department Approva C. J. H. Hall Date 9/1/04

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. _____
Utility Accounting	<u>0</u>	<u>0</u>	Date <u>9/1/04</u>

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

ACCEPTED Pat Bushman
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

7-10-02 Daylen Henderson
ACCEPTED
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



DRNE OK
DMJ
6/26/02

Tranquil Trail
Street

Independence Ranch
684 - Tranquil
Trail
Lot 16 B1 1
Filing 9