

FEE \$	10.00
TCP \$	1000.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 688 Tranquil Trail SQ. FT. OF PROPOSED BLDGS/ADDITION 2477

TAX SCHEDULE NO. 2947-152-47-000 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2477

FILING 7 BLK 1 LOT 6

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER David McKellan

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 3026 1/2 N. Moorland

USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 970-434-1420

DESCRIPTION OF WORK & INTENDED USE New Homes

(2) APPLICANT \_\_\_\_\_

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

(2) ADDRESS \_\_\_\_\_

(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 PD

Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 10' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions \_\_\_\_\_

CENSUS A 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 [Signature]

Date \_\_\_\_\_

Department Approval [Signature]

Date 11/23/04

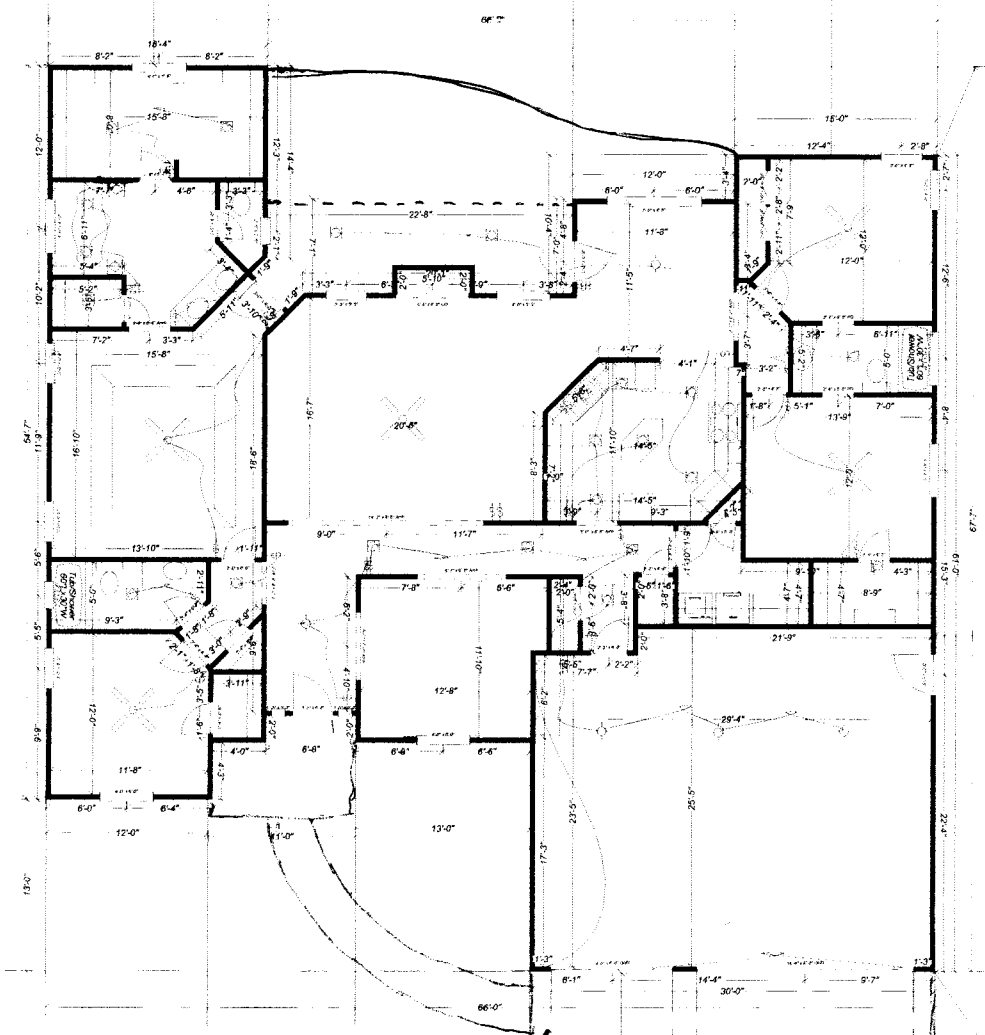
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>17740</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11-23-04</u>

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

108

ACCEPTED B Paulson 11/23/04  
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.

Baseline



111.82

~~126.89~~  
126.89

$25 + 36 = 51 \text{ or}$

$30'0''$

21.21

93.21

Tranquil Trail drive  
or  
on 11/18/04