

FEE \$	10-
TCP \$	1589-
SIF \$	460-

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

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

Building Address 711 TRANQUIL trail.  
 Parcel No. 2697-354-18-003  
 Subdivision Independence Ranch  
 Filing 13 Block 3 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3123  
 Sq. Ft. of Lot / Parcel 14859  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 36%  
 Height of Proposed Structure 30'

**OWNER INFORMATION:**

Name COREY HOCKER  
 Address 2078 RAINDANCE ct.  
 City / State / Zip C.O., CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Brian Fisher LLC  
 Address 2078 RAINDANCE ct.  
 City / State / Zip C.O. CO  
 Telephone 216-7851

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 <u>PD</u>	Maximum coverage of lot by structures <u>25%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: <u>YES</u> NO _____
Side <u>10</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32</u>	Special Conditions <u>TB</u>
Voting District <u>A</u> Driveway Location Approval <u>JAR</u> (Engineer's Initials)	

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 1-07-08

Department Approval PD Judith P... Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20859</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/29/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

711 Tranquil Trail  
 Independence Ranch  
 Block 3  
 Lot 3  
 Filing 13

10' IRRIGATION EASEMENT

S61°27'01"E 102.92'

N80°41'44"E 101.39'

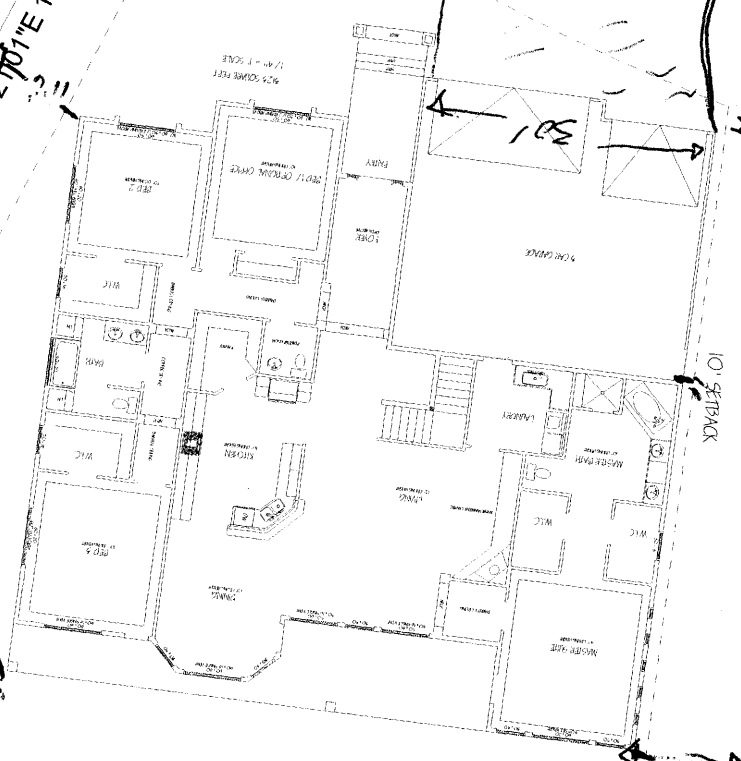
BLOCK 3  
 LOT 3  
 14859 SQ FT

Setbacks 20' Rear

ACCEPTED *PD Judy*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

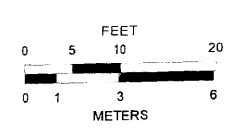
71.70'

10' irrigation easement



Drive OK for 18/88  
 28'  
 22'  
 14' utility easement

N81°56'43"W 153.67'



A I L  
 C 2 5  
 22.00'