

FEE \$	10.00
TCP \$	0
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 681 Tranquil Trail SQ. FT. OF PROPOSED BLDGS/ADDITION 2780
 TAX SCHEDULE NO. 2947-152-48-006 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2780
 FILING 9 BLK 1 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER David B. & Deborah J. Caldwell NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 345 Dakota Cir. USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE 970-256-9621 DESCRIPTION OF WORK & INTENDED USE Build New Home
 (2) APPLICANT David Caldwell TYPE OF HOME PROPOSED:
 (2) ADDRESS 345 Dakota Cir. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970-256-9621 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 PP Maximum coverage of lot by structures 3590
 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 A 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 David Caldwell Date 7/1/03
 Department Approval Ab. Gayle Henderson Date 7-2-03

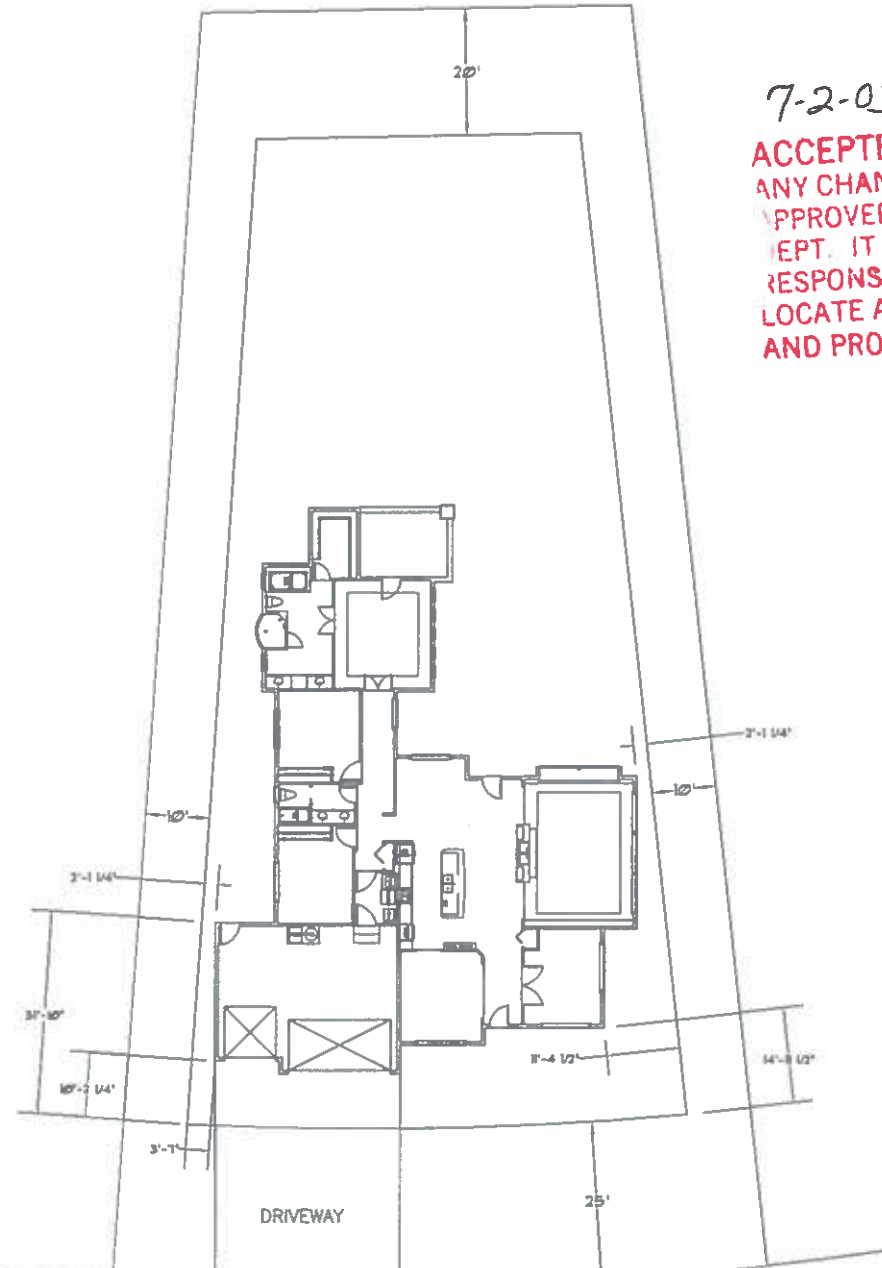
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16271</u>
Utility Accounting	<u>Chloe</u>	Date	<u>7-2-03</u>

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



7-2-03 Dayle 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.

SITE PLAN
 SCALE: 1/8" = 1'-0"



$x \approx 29' +$

Tranquil Trail

Handwritten signature
 7/1/03

Site: 681 Tranquil Trail Grand Junction, CO	Red Rock Custom Homes, LLC <i>Red Rock Custom Homes, LLC</i> Grand Junction, CO 970-256-9621	Design Copyright 2003 Red Rock Custom Homes, LLC No Reproduction Without Permission	Date: 6/14/2003
			Sheet: 8 of 8