

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

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

BLDG PERMIT NO. 87992



Your Bridge to a Better Community

BLDG ADDRESS 682 TRANQUIL TRAIL SQ. FT. OF PROPOSED BLDGS/ADDITION 2552 SF
TAX SCHEDULE NO. 2947-152-48-017 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION INDEPENDENCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 2552 SF
FILING 9 BLK 1 LOT 15 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) OWNER SAME
(1) ADDRESS _____
(1) TELEPHONE _____
(2) APPLICANT E. PERRY CONST. INC. DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY
(2) ADDRESS 2177 REDCLIFF Cir. GJ, CO TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
(2) TELEPHONE 245-6384

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) 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 _____ 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 [Signature] Date 1/31/03
Department Approval [Signature] Date 2-10-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15711</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2/10/03</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)

E. PERRY CONST. INC. 970-245-6384

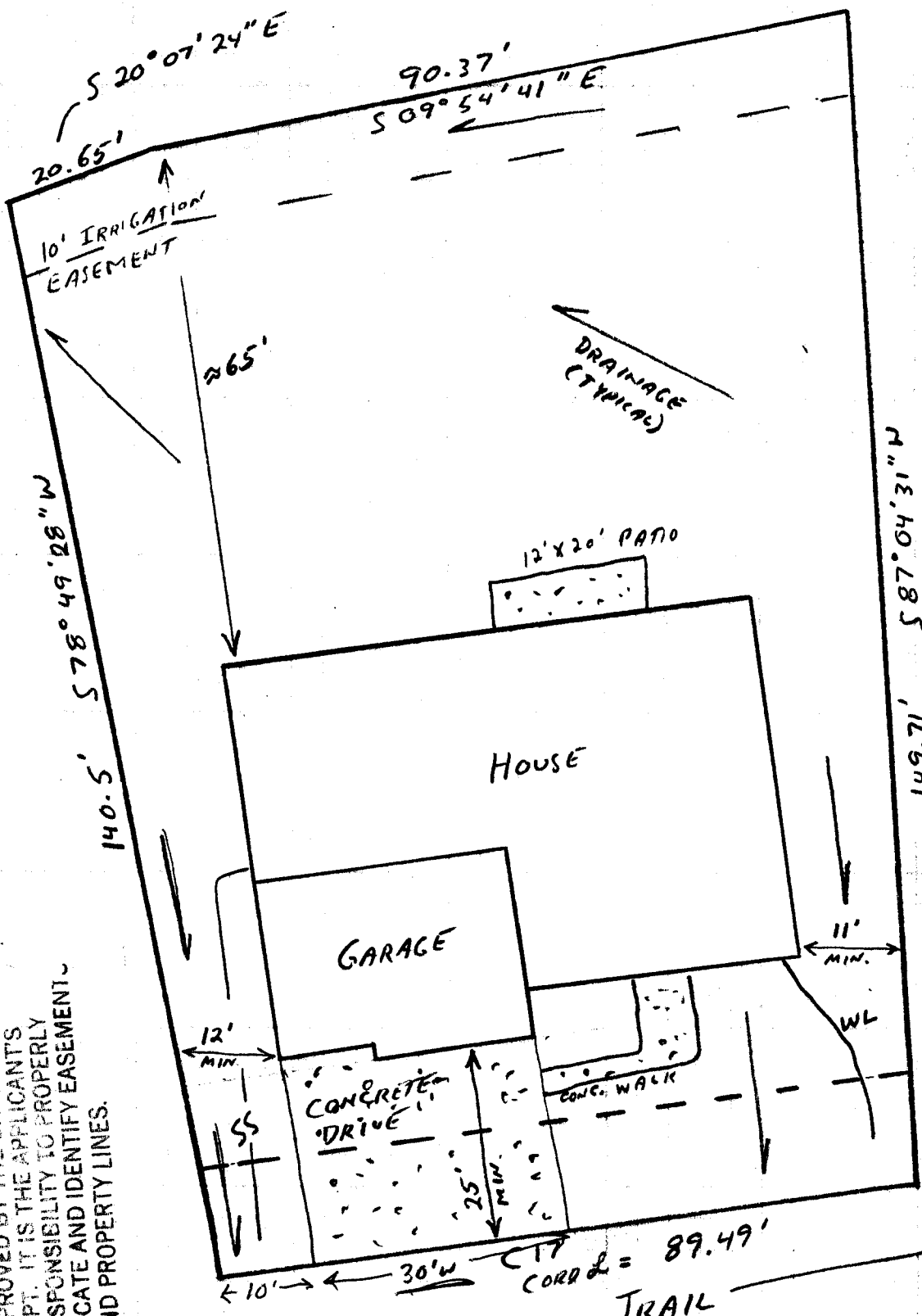
2177 REDCLIFF CIR.
GRAND JUNCTION, CO

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



2-10-03 Jayleen 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.



OK
ML
2/3/03

PLOT PLAN

LOT 15 BLK 1 F 9
INDEPENDENCE RANCH