

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

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

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

Building Address 704 <sup>(D)</sup> Tranquil Trail  
 Parcel No. 2697-354-12-007  
 Subdivision Independence Ranch  
 Filing 8 <sup>(Sec)</sup> Block 15 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3323  
 Sq. Ft. of Lot / Parcel 13,500  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3450

**OWNER INFORMATION:**

Name Ridgestone Properties, Inc  
 Address 2296 N. Arriba Cir  
 City / State / Zip Grand Junction, Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Ridgestone Properties, Inc  
 Address 2296 N. Arriba Cir.  
 City / State / Zip Grand Junction, CO 81503

**\*TYPE OF HOME PROPOSED:**

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

Telephone 970-243-6864

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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</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>see grading + drainage plan</u>
Voting District <u>A</u> Driveway Location Approval <u>[Signature]</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).

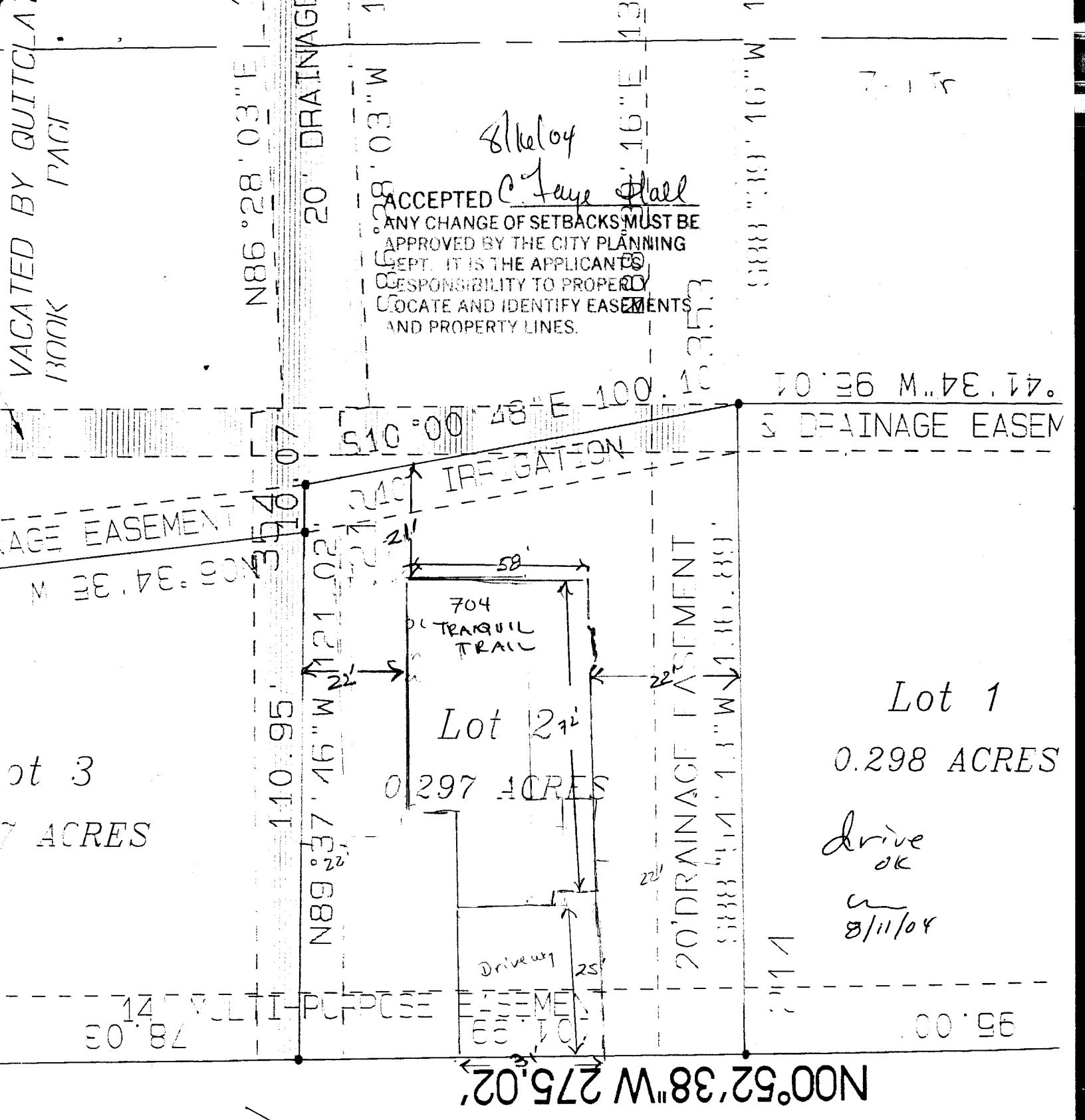
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8/10/04

Department Approval [Signature] Date 8/16/04

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No. <u>17549</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-16-04</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)



LOT 2 - Filing 8 - Independence Ranch sub

Ridgestone Properties, INC.  
704 Tranquil Trail  
Grand Jct, CO 81503