

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 2069 Spur Cross Rd. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2947-151-54-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,918
 Subdivision Independence Ranch Sq. Ft. of Lot / Parcel 14,505
 Filing 11 Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,478
 Height of Proposed Structure 26 ft

OWNER INFORMATION:

Name Red Rock Custom Homes, LLC
 Address 345 Dakota 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 David Caldwell
 Address 345 Dakota Cir.
 City / State / Zip Grand Junction, CO 81503
 Telephone 970-256-9621

***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 PD Maximum coverage of lot by structures 35%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 10' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions _____
 Voting District A Driveway Location Approval BAJ
 (Engineer's Initials)

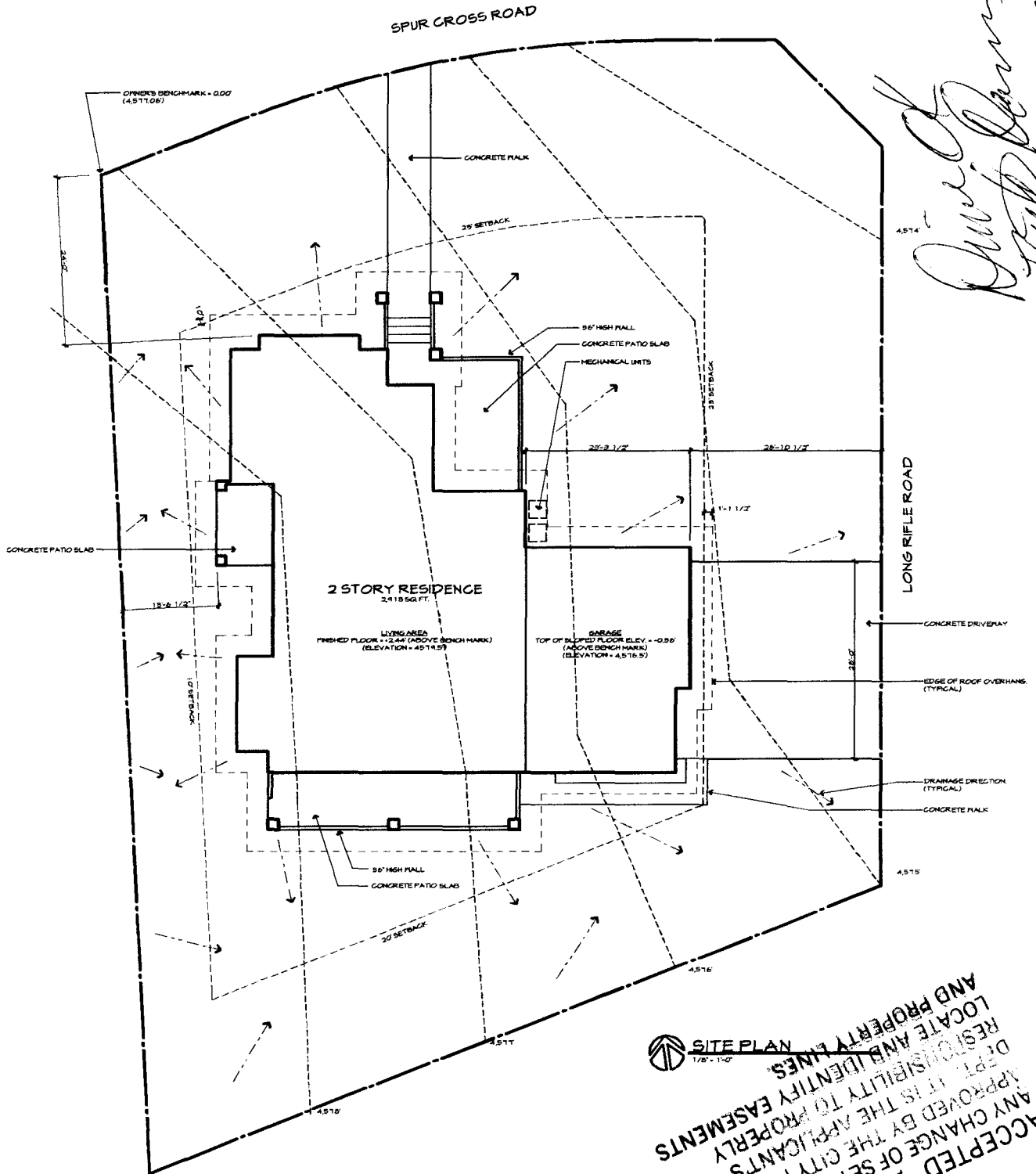
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 David B. Caldwell Date 6/30/2005
 Department Approval NA / Ishi Magan Date 7/1/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18264
 Utility Accounting Chlorine Date 7/1/05

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)



David Davis
7-1-05

SITE PLAN
 1/8" = 1'-0"
 ACCEPTED AND PROPERTY LINES
 LOCATE AND IDENTIFY EASEMENTS
 RESPONSIBILITY TO PROPERTY
 DEPT. IT IS THE APPLICANTS
 APPROVED BY THE CITY PLANNING
 ANY CHANGE OF SETBACKS MUST BE
Walter

2069 Spur Cross Rd.
 7/1/05