

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

75687-40688 (8)

Building Address 696 TRANQUIL TRAIL

Parcel No. 2677-354-12-003

Subdivision Independence Ranch

Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. of Proposed 1

Sq. Ft. of Existing Bldgs 2,000 Sq. Ft. Proposed 40

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Woody E. CAROL Capps

Address 696 TRANQUIL TRAIL

City / State / Zip Grand Junction, Colo 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): Porch cover

APPLICANT INFORMATION:

Name Quality Home Concepts
Wade Wiggins

Address 517 MELODY LAKE

City / State / Zip Grand Junction, Colo 81501

Telephone 244-8216

*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 20' from PL Parking Requirement 2

Maximum Height of Structure(s) 32' Special Conditions _____

Voting District _____ Driveway Location Approval _____
(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 Wade Wiggins Date 4-11-05

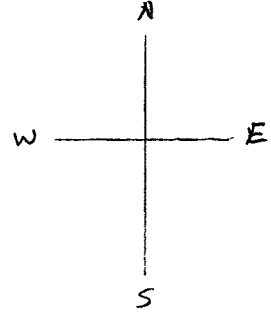
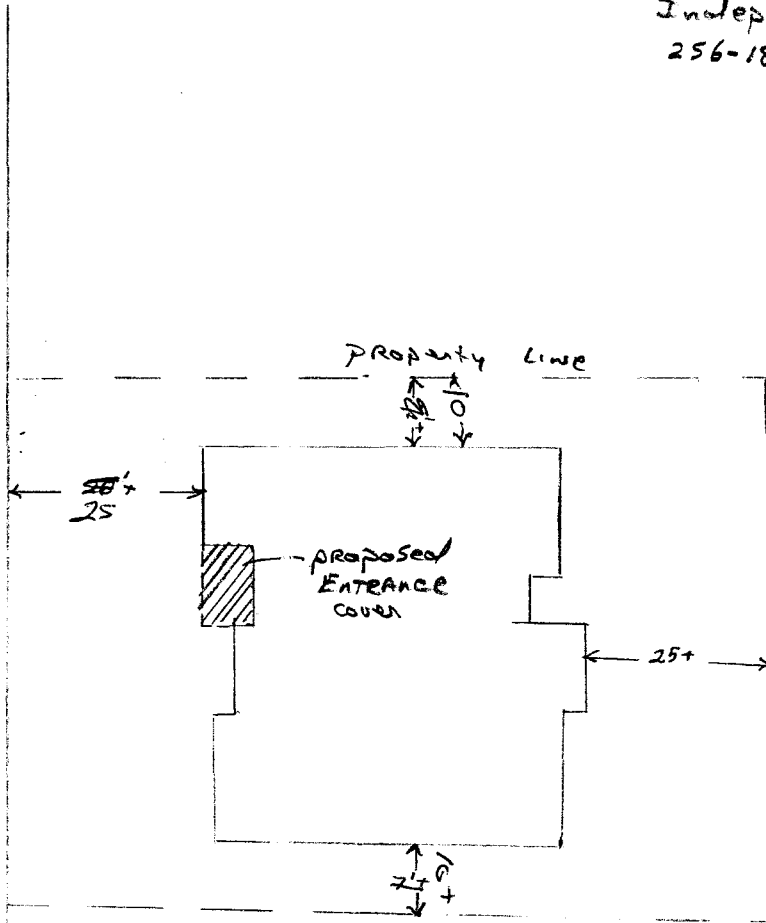
Department Approval Wade Wiggins Date 4-11-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Cover.</u>
Utility Accounting <u>(Signature)</u>	Date <u>4/11/05</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)

WOODY & CAROL CAPPS
696 TRANQUIL TRAIL
Independence Ranch
256-1838

TRANQUIL TRAIL



ACCEPTED
APPROVED BY THE CITY PLANNING
DEPARTMENT APPLICANTS
RESPONSIBILITY TO PROPERTY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Miss [Signature]
4-11-05

1" = 25'