

FEE \$ 10.00

TCP \$

SIF \$

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 700 Tranquil Trail

No. of Existing Bldgs 1 No. Proposed 0

Parcel No. 2691-354-12-005

Sq. Ft. of Existing Bldgs 2298 Sq. Ft. Proposed 0

Subdivision Independence Ranch

Sq. Ft. of Lot / Parcel .301 Acres

Filing 8 Block 1 Lot 3

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200

### OWNER INFORMATION:

Height of Proposed Structure 0

Name Glenn & Holly Smith

### DESCRIPTION OF WORK & INTENDED USE:

Address 700 Tranquil Trail

New Single Family Home (\*check type below)

City / State / Zip CO 81503

Interior Remodel

Addition

Other (please specify): 20x40 pool

### APPLICANT INFORMATION:

### \*TYPE OF HOME PROPOSED:

Name Watermark Spas & Pools

Site Built

Manufactured Home (UBC)

Address 2491 Hwy 6 E 50

Manufactured Home (HUD)

City / State / Zip CO 81505

Other (please specify): \_\_\_\_\_

Telephone 241-4133

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 \_\_\_\_\_

SETBACKS: Front 25' from property line (PL)

Permanent Foundation Required: YES \_\_\_\_\_ NO X

Side 3' from PL Rear 3' 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 [Signature] Date 12-23-05

Department Approval [Signature] Date 12-23-05

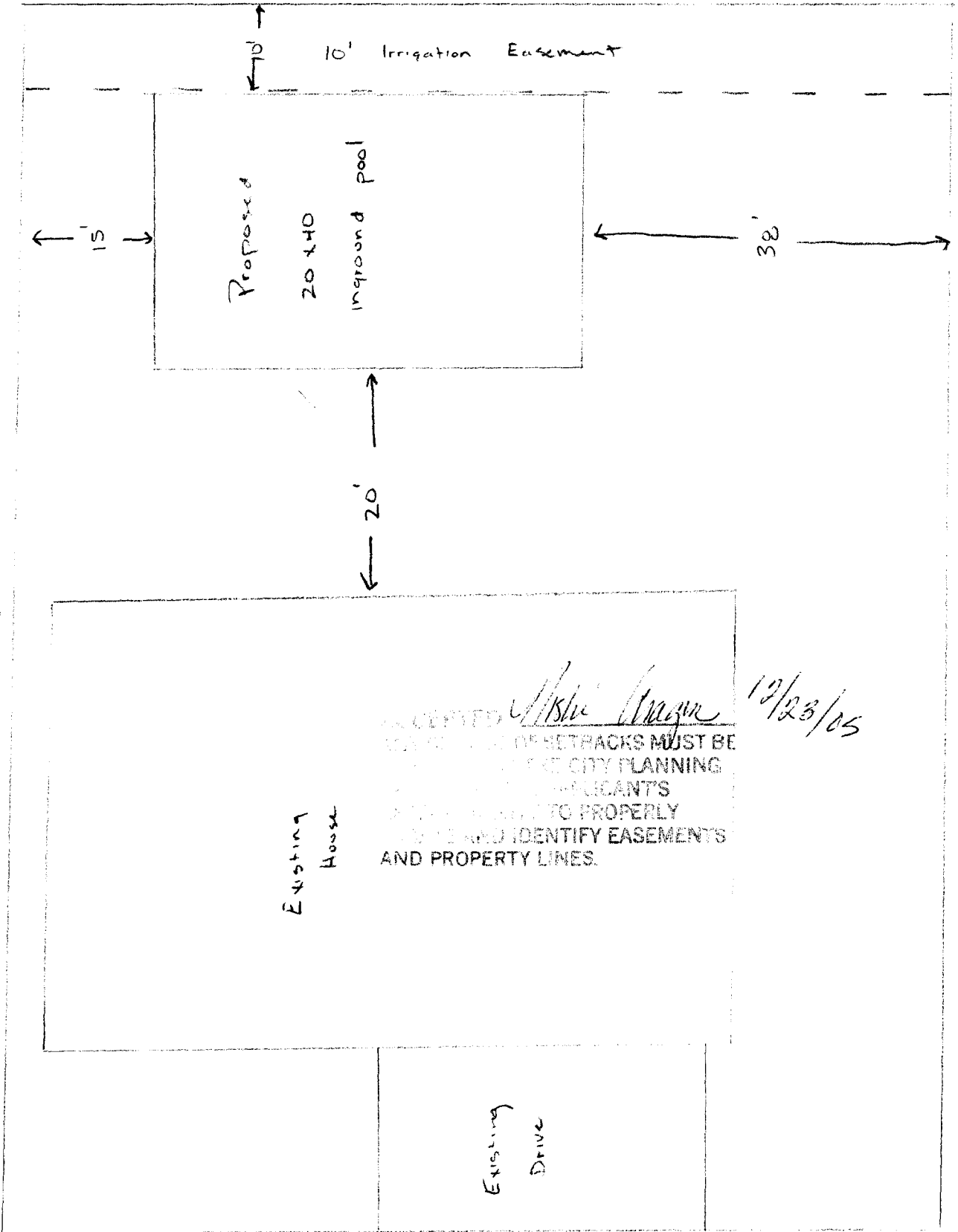
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 12/23/05

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)

Z ←

93.46



136.58

134.17

Existing House

Proposed 20x40 inground pool

Existing Drive

10' Irrigation Easement

15'

20'

38'

ACCEPTED *W/Blair Morgan* 12/23/05  
 ALL SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. APPLICANTS  
 MUST BE ABLE TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.