

FEE-\$ <u>10.00</u>
TCP \$
SIF \$

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

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

Building Address 706 TRANQUIL TR. No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2697-354-12-008 Sq. Ft. of Existing Bldgs 2300 Sq. Ft. Proposed 822  
 Subdivision INDEPENDANCE RANCH Sq. Ft. of Lot / Parcel .33 ACRE  
 Filing 8(replat) Block 1 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 29'

**OWNER INFORMATION:**

Name JASON ERKMAN  
 Address 706 TRANQUIL TR.  
 City / State / Zip GRAND JLT. CO. 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition 2nd story  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name JASON ERKMAN  
 Address 706 TRANQUIL TR.  
 City / State / Zip GRAND JLT. CO. 81503  
 Telephone 242-7281

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

**PAID**  
**OCT 19 2005**  
**TB**

**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 <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 _____ 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>only going up with the addition not out.</u>
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 10/14/05  
 Department Approval [Signature] Date 10/19/05

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> <input checked="" type="checkbox"/> NO W/O No.
Utility Accounting <u>[Signature]</u> Date <u>10/19/05</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)

