

FEE \$	10.00
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

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

63381-35432  
 Building Address 2043 WRANGLER CT  
 Parcel No. 2947-152-31-010  
 Subdivision Independence Ranch  
 Filing 2 Block 2 Lot 2

No. of Existing Bldgs 1 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 1978 Sq. Ft. Proposed 762  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1978 + 762  
 Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name Ethan Cloutier  
 Address 2043 WRANGLER CT  
 City / State / Zip Grand St / CO / 81003

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  
 Addition  
 Other (please specify): 1 Restroom - Toilet tub.  
Room above garage.

**APPLICANT INFORMATION:**

Name Ethan Cloutier  
 Address 2043 WRANGLER CT  
 City / State / Zip Grand St / CO / 81003  
 Telephone 241 4476

**\*TYPE OF HOME PROPOSED:**

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

NOTES: Addition of floor above existing garage

**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 6,000 sq ft  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO  
 Side Per plan from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_  
 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 9/20/07  
 Department Approval Judith A. [Signature] Date 9/22/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>ND SWR / WRR Changes</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/22/07</u>		

# City of Grand Junction GIS Zoning Map ©



*Judith A. Rice 10/22/07*

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE 1 : 340

