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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

Ref # 42769-0

Building Address 677 Tranquil Trail  
 Parcel No. 2947-152-48-068  
 Subdivision Independence Ranch  
 Filing 9 Block 1 Lot 6

No. of Existing Bldgs 1 No. Proposed 10 chg  
 Sq. Ft. of Existing Bldgs 2598 + 930 drive = 3528 total Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 18164  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4040  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Brad Feldhaus  
 Address 677 Tranquil Trail  
 City / State / Zip G.J. Colo. 81507

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition
- Other (please specify): Inground Pool 16x32 = 512SF

**APPLICANT INFORMATION:**

Name Quality Pools + Spas  
 Address 2325 Wren Ct.  
 City / State / Zip G.J. Colo. 81507  
 Telephone 970-260-4959

**\*TYPE OF HOME PROPOSED:**

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

NOTES: 16x32 Inground Pool  
All ground level

**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 PLANNING STAFF**

ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>3</u> from PL Rear <u>3</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____	Special Conditions <u>all structures &lt; 6' height 10' in front setback or within 3' property lot lines</u>
Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Condit Date 5-26-09  
 Planning Approval a mallee Date 5/26/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5-26-09</u>

# 677 Tranquil Trail



ACCEPTED

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

SCALE 1 : 376

