

|        |   |
|--------|---|
| FEE \$ | 0 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

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



Building Address 68118-4975  
1405 ELM  
 Parcel No. 2945-123-00-016  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 1105 Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 6250  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Steve Frame  
 Address 1405 ELM ST.  
 City / State / Zip GRAND Jct Co. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
  - Interior Remodel  Addition
  - Other (please specify): porch (covered) only
- \*TYPE OF HOME PROPOSED:

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone (970) 270-2662

- 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 <u>Rmf-1b</u>                                 | Maximum coverage of lot by structures <u>75%</u>          |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES _____ NO <u>X</u>      |
| Side <u>5'</u> from PL Rear <u>10'</u> from PL     | Parking Requirement _____                                 |
| Maximum Height of Structure(s) <u>35'</u>          | Special Conditions _____                                  |
| Voting District _____                              | Driveway Location Approval _____<br>(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 Steve Frame Date 8/12/03  
 Department Approval C. Faye Olson Date 8/12/03

|  |                     |             |                      |
|--|---------------------|-------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                 | NO <u>X</u> | W/O No. <u>porch</u> |
| Utility Accounting <u>Q Parover</u>                    | Date <u>8-20-03</u> |             |                      |

Side WALK 1405 ELM ST

50'

N ↑

40'2" 32'2"

New Addition  
Porch (cover)  
only

6' 3' 3' 8'

16'6" 22'8"

14'

23' 10'6"

3' 31'9"

25'

5'

20'8" 20' under construction  
Permits # 88173

53'

12'6"

GARAGE

32'

ACCEPTED 8/12/03  
*(L. Jaye Wilson)*  
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.