

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. _____

Building Address 2971 1/2 Brookside Dr. No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2943-051-70-013 Sq. Ft. of Existing Bldgs 1684 Sq. Ft. Proposed ~~220~~
 Subdivision Brookside Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:
 Name Lanette Stoneking
 Address 2971 1/2 Brookside Dr.
 City / State / Zip 65, CO 81504

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel
 Addition Patio Cover
9' x 21'

APPLICANT INFORMATION:
 Name Same as above
 Address _____
 City / State / Zip _____
 Telephone 314-3229

***TYPE OF HOME PROPOSED:**
 Site Built
 Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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 P0 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 5' from PL Rear 20' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ 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 Lanette Stoneking Date 7/14/05
 Department Approval Y/Ishe Chagn Date 7/14/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____
 Utility Accounting D. O. [Signature] Date 7/14/05

1/2.46

OX-BOW ROAD

16.8

23.

14.

BROOKSIDE DRIVE

64.70'

ACCEPTED BY:

7-12-02

N

71.00'

83.84'

23.23'

23.42'

39.69'

32.04'

25'-1 1/2"

2971.5 BROOKSIDE DR.

25.36'

78.83'

21'-8"

25.50'

N 89°44'28"

105.65

21.06'

21'-8"

21'-8"

39'-8"

124.22'

20.94'

10.78'

86.01'

7.88'

27.06'

SCALE: 1 INCH = 20 FEET

10' IRRIGATION EASEMENT
45.39' 25.60'

fence w/ lattice
fence lattice

ACCEPTED OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

7-29-05
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86.00'

28.

1/2 ROAD