

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 90592



Your Bridge to a Better Community

BLDG ADDRESS 643 Pineneedle Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2972
 TAX SCHEDULE NO. 2945-⁰²³~~0023~~ 25-008 SQ. FT. OF EXISTING BLDGS Ø
 SUBDIVISION THE FOUR PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 2972
 FILING _____ BLK _____ LOT 8 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction
 (1) OWNER CHRIS & SHAWNA Emmons NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction
 (1) ADDRESS 2897 VICTORIA DR 81503 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970/242-6361 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY
 (2) APPLICANT HUNTER CUSTOM HOMES, LLC TYPE OF HOME PROPOSED:
 (2) ADDRESS 2881 VISTAMAR 81503 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970/260-1483 _____ 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

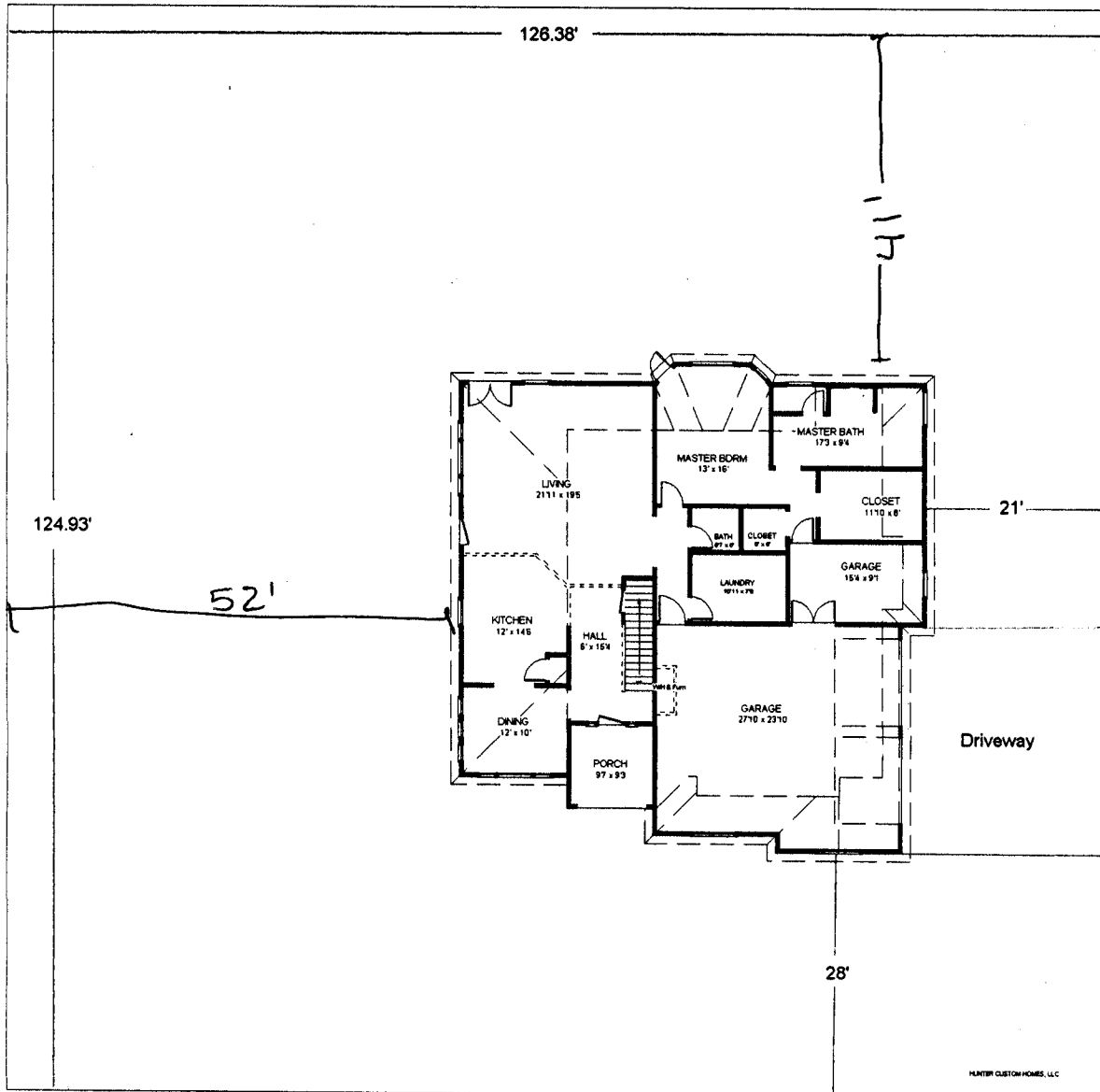
ZONE RSF-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions Fire Dept. must review plans for home before Building Permit.
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 7/25/03
 Department Approval [Signature] Date 8/4/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16392</u>
Utility Accounting	<u>Marshall Col</u>	Date	<u>8/4/03</u>



Pineneedle Ct

8/4/03
 ACCEPTED *C. Faye 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.

OK
lu
 7/28/03

HUNTER CUSTOM HOMES, LLC