

FEE \$ <u>10.00</u>
TCP \$
SIF \$

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO.
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70337-13024

Building Address 2770 E 14 (Cheyenne)

Parcel No. 2945-244-00-173

Subdivision unplatted

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 0 No. Proposed 1

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1400

Sq. Ft. of Lot / Parcel 2.01 AC

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Scott Schultz

Address 2874 Victoria dr.

City / State / Zip CO / CO / 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)

Interior Remodel  Addition

Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Same

Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

Telephone \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5' from PL Rear 25' from PL Parking Requirement 2

Maximum Height of Structure(s) 35' Special Conditions Old house was torn down this a new home.

Voting District E 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 Sarah Schultz Date 6-30-04

Department Approval Alshu Magon Date 6/30/04

Additional water and/or sewer tap fee(s) are required: YES NO  W/O No.

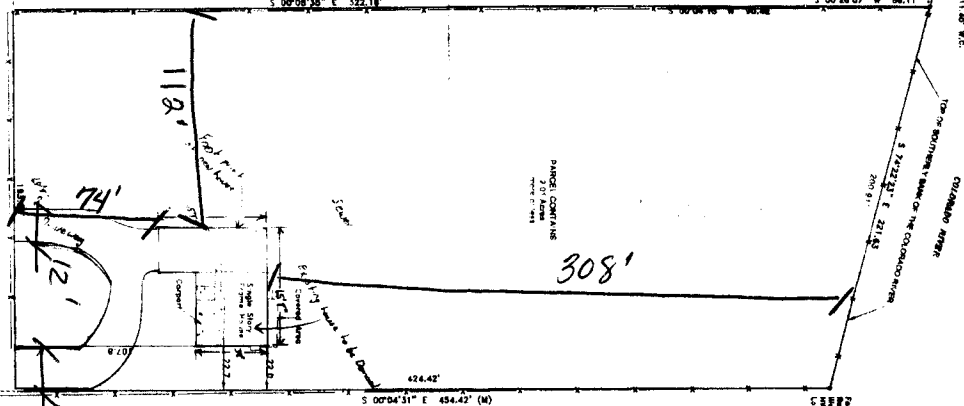
Utility Accounting Sarah Schultz Date 6-30-04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# IMPROVEMENT SURVEY PLAT OF 2770 C 1/4 ROAD

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

*W. Cheyenne*



**LEGEND**  
 • 5/8\"/>

Base of Section per 'Way' Subdivision plat Book '7' Page '1' Sec. 24 1/4 1/4 SW, Q.M.  
 277'36\"/>

**ACCEPTED FOR RECORD**  
 COUNTY CLERK  
 COUNTY OF SHERIDAN, WYOMING

**LAND SURVEY/PROJECT**  
 SHERIDAN COUNTY PLANNING OFFICE

**DATE:** \_\_\_\_\_  
**BY:** \_\_\_\_\_

**APPLICANT:** \_\_\_\_\_

**PROJECT:** \_\_\_\_\_

**SCALE:** 1"=30'

**REVISIONS:**

*drive*  
*OK*  
*W*  
*6/30/04*

**Mountaint Surveying Co.**  
 1000 W. 1st St.  
 Sheridan, WY 82801  
 (307) 432-1111

**PROJECT:** IMPROVEMENT SURVEY PLAT OF 2770 C 1/4 ROAD  
**DATE:** 6/30/04  
**BY:** Brent A. Shields

IMPROVEMENT SURVEY PLAT OF 2770 C 1/4 ROAD  
 Located in the SW 1/4 of Section 24,  
 Township 1 South Range 1 West, T14S R14W