

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

18660-11963 —
 Building Address 1756 Escalante No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-233-05-007 Sq. Ft. of Existing Bldgs 750 Sq. Ft. Proposed 1160
 Subdivision Orchard mesa Heights Sq. Ft. of Lot / Parcel 10,909
 Filing _____ Block 11 Lot 32-3A Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 750 existing
1280 proposed

OWNER INFORMATION:

Name Beverly Watson & Tina Hren
 Address 1756 Escalante
 City / State / Zip G.J., CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

APPLICANT INFORMATION:

Name Tina Hren
 Address 1756 Escalante
 City / State / Zip G.J., CO 81503
 Telephone 970-255-1595 WK

NOTES: Moving one Mod for another.

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

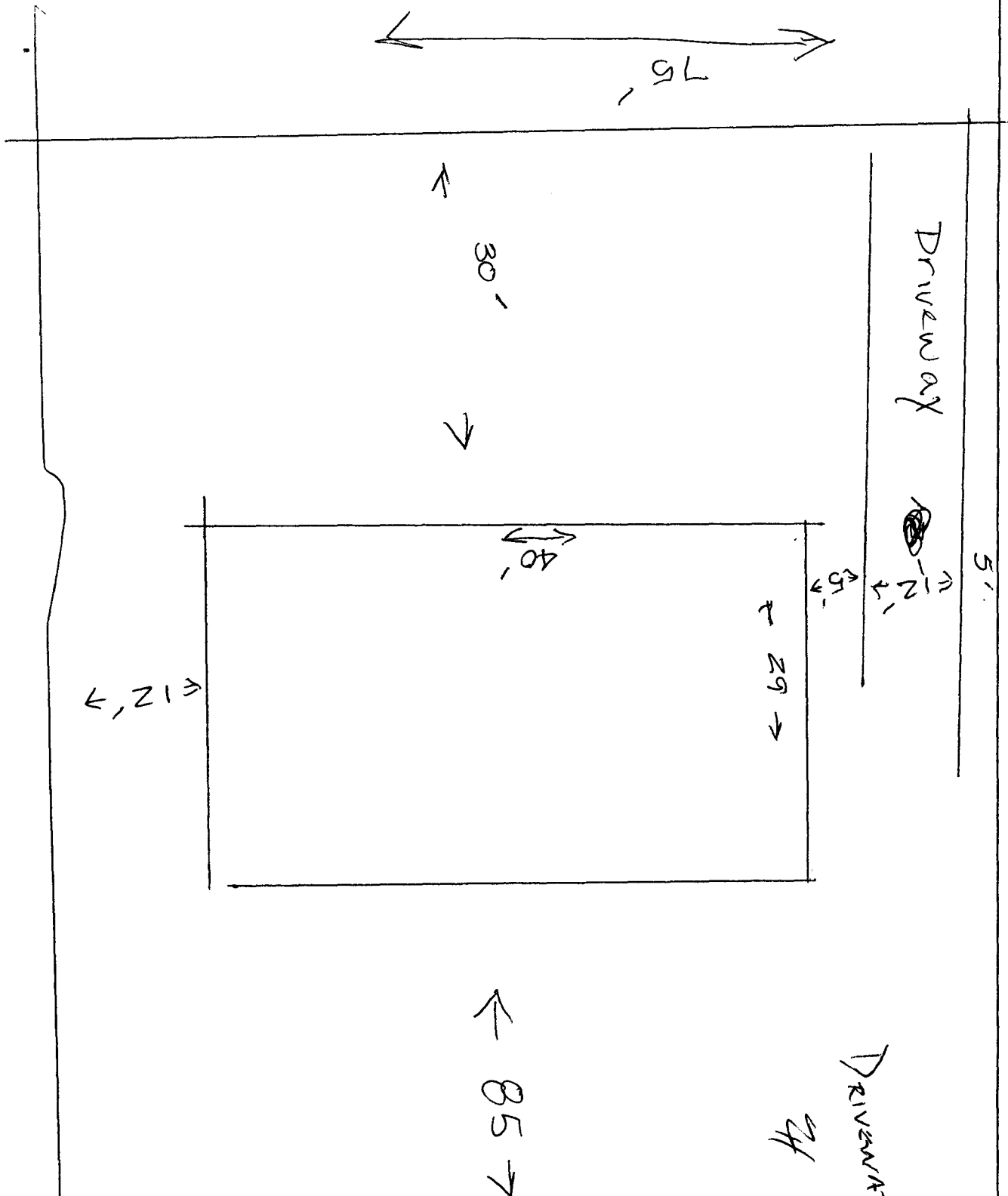
ZONE RmF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO
 Side 5'/3' from PL Rear 10'/5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location 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 Tina Hren Date 12/13/04
 Department Approval Gaylen Henderson Date 12-13-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>New Mod.</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/13/04</u>		



12-13-04
 ACCEPTED Bayless Henderson
 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.

DRIVEWAY OK
 12/13/04
 CH

1756 Escalante