FEE \$	10.00
TCP\$	1500,00
SIF\$	292.00

PLANNING CLEARANCE

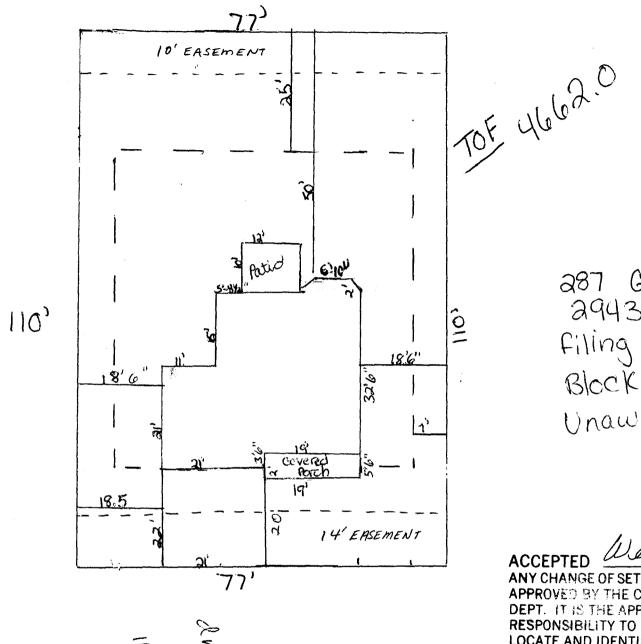
BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

(v)

)
Building Address 287 Gill Calk	No. of Existing Bldgs No. Proposed
Parcel No. 294330184008	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 1978 In
subdivision Unaweep Heights	Sq. Ft. of Lot / Parcel 8,407 Sq feet
Filing 2 Block 1 Lot 8	So Et Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) 2,411, Juning + gar
Name Pinnacle Homes	DESCRIPTION OF WORK & INTENDED USE:
Address 3111 F Road	New Single Family Home (*check type below) Interior Remodel Addition
City / State / Zip 67, CO 81564	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
^ ' \	Site Built Manufactured Home (UBC)
Name <u>Pinnacle Homes</u>	Manufactured Home (HUD) Other (please specify):
Address 3111 F Road	Other (please specify).
City / State / Zip 65, CO 81504	NOTES: New home Construction
Telephone 241- 6646	
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all exproperty lines, ingress/egress to the property, driveway location	xisting & proposed structure location(s), parking, setbacks to all on & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY COMM	MUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RSF-4	Maximum coverage of lot by structures
SETBACKS: Front 20' from property line (PL)	Permanent Foundation Required: YESNO
Side 7 from PL Rear 25 from PL	Parking Requirement
Maximum Height of Structure(s)35′	Special Conditions Lec. Eng.: Open Hole
Voting District Driveway Location Approval	Abservation required prior to foundation con Full depth basements are not permitted
(Engineer's Initials)	Fall depth basements are not permitted
Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u	in writing by the Community Development Department. The
Occupancy has been issued, if applicable, by the Building De	intil a final inspection has been completed and a Certificate of
Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the	intil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code). information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal
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1710/04

287 Gill Creek Ct 294330184008 Filing 1 Lot & Block 1 Unaweep Heights

81/0/29

ACCEPTED

ANY CHANGE OF SETBACKS MUST BI
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

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