

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Building Address 398 Sorrel
 Parcel No. 2943-191-30-006
 Subdivision White Willows
 Filing 1 Block 11 Lot 6

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 1921
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1921

OWNER INFORMATION:

Name Just Companies
 Address 2505 Foresight Cir #A
 City / State / Zip Grand Jct, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Just Companies
 Address 2505 Foresight Cir #A
 City / State / Zip Grand Jct CO 81505
 Telephone 245-9316

***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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundations</u>		
Voting District <u>"E"</u>	Driveway Location Approval <u>WJL</u> (Engineer's Initials)	<u>Required</u>	

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] Just Co Date 4/28/04

Department Approval [Signature] Date 11/9/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1773

Utility Accounting [Signature] Date 11/9/04

152.28'

15' UTILITY EASEMENT

167.00'

18.75'

15.25'

12.25'

22.42'

12.00'

10.00'

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19.00'

10.00'

45.00'

10.00'

23.50'

24.00'

94.37'

398 SORREL STREET
LOT 6 BLOCK 11 WHITE
WILLOWS SUBDIVISION

SORREL STREET

36.96'

5.00' FROM
EDGE OF
DRIVEWAY
TO
PROPERTY
LINE

14' UTILITY
EASEMENT

FENNEL
DRIVE

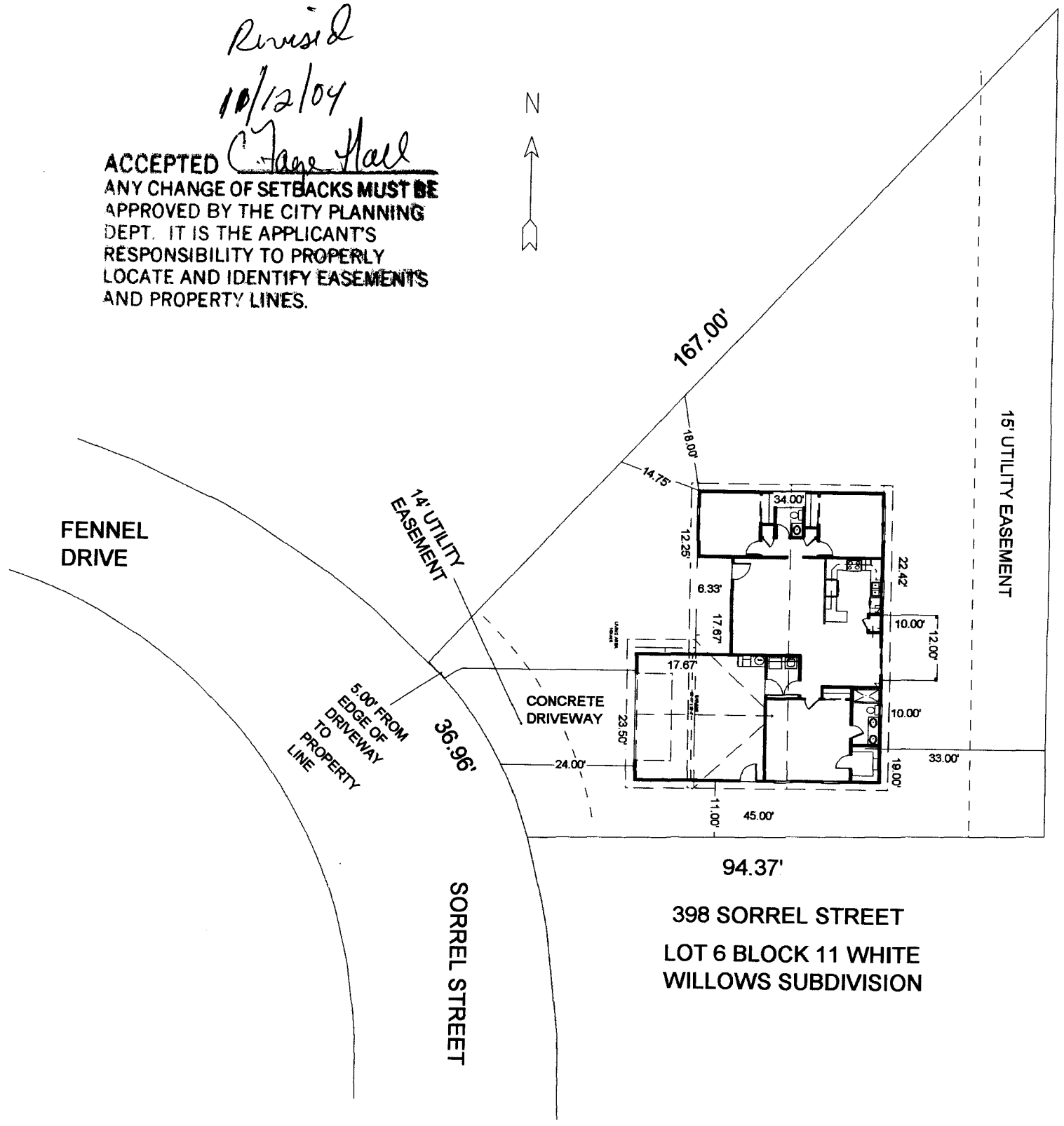


*1/19/04
C. J. Hail*
**ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.**

Revised
10/12/04

C. Jane Hall

ACCEPTED
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398 SORREL STREET
LOT 6 BLOCK 11 WHITE
WILLOWS SUBDIVISION

Revised

ACCEPTED BP 11/15/04
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