

FEE \$	10.00
TCP \$	1,000.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 2063 Baseline Road
 Parcel No. 2947-151-52-006
 Subdivision Independence Ranch
 Filing 10 Block 1 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3204
 Sq. Ft. of Lot / Parcel .312 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4500 sq +/-
 Height of Proposed Structure 26'

OWNER INFORMATION:

Name Bennett Construction
 Address 687 Cuernavaca Circle
 City / State / Zip GRAND Jct. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JOHN BENNETT
 Address SAME ↑
 City / State / Zip _____
 Telephone 234-0808

***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>PD</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>see Geotechnical info on plat, Minimum irrigation on slopes.</u>
Voting District <u>A</u> 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 John Bennett Date 1-13-05

Department Approval Shirley Wagner Date 3/8/05

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 17954

Utility Accounting D. Oursat Date 3/8/05

