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

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

BLDG PERMIT NO.

29719-19936

Building Address 584 EASTWOOD ST
GRAND JCT CO 81504
 Parcel No. 2943-081-26-005
 Subdivision CODY
 Filing 3 Block 2 Lot 5

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed 98
 Sq. Ft. of Lot / Parcel 6969
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name RAYMOND C & MARY A KEISTER
 Address 584 EASTWOOD ST
 City / State / Zip GRAND JCT CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RAYMOND C & MARY A KEISTER
 Address 584 EASTWOOD ST
 City / State / Zip GRAND JCT CO 81504
 Telephone 970-256-9031

***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 _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	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 Mary A Keister Date 5-4-05
 Department Approval Y/Isa Anagn Date 5-4-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>5/4/05</u>		

86.05

15' Utility, Irrigation and Drainage Easement

Red
Lava
Rocks &
Evergreens

Red
Lava
Rocks &
Evergreens

Building
Setback

81.69'

Patio

←3'→

S H E D
7 X 14'

40'7"

5' Building
Setback

23'7"

81.69'

S
I
D
E
W
A
I
K

House

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
Ashe Mason 5/4/05

PINE

sidewalk

Lava rocks with Junipers . boulders

Driveway

20' building setback from front of property

Flower
Pots
Red
Lava
Rocks
Juniper

city sidewalk