

FEE \$	10 -
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

13298-8333-Inactive

(on Septic)

Building Address 616 Meander
 Parcel No. 2945 034 03 010
 Subdivision Hilltop Heights
 Filing _____ Block _____ Lot 5

No. of Existing Bldgs 1 No. Proposed 2
 upstair + basement
 Sq. Ft. of Existing Bldgs 3186 Sq. Ft. Proposed 600
 Sq. Ft. of Lot / Parcel 42,078
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Darrell + Hazel Jones
 Address 616 Meander
 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): garage

APPLICANT INFORMATION:

Name Darrell Jones
 Address 616 Meander
 City / State / Zip Grand Jct CO 81505
 Telephone (970) 243-5576

***TYPE OF HOME PROPOSED:**

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

NOTES: would like to construct a
detached garage / storage
24x28

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 RSF-1
 SETBACKS: Front 20'/25' from property line (PL)
 Side 15'/3' from PL Rear 30'/10' from PL
 Maximum Height of Structure(s) 35'
 Driveway _____
 Voting District _____ Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures 20%
 Permanent Foundation Required: YES NO
 Parking Requirement 2
 Special Conditions _____

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 Darrell Jones Date 5-17-05
 Department Approval Bayleen Henderson Date 5-17-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>On Septic</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/17/05</u>		

5-17-05

Gayleen Henderson

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.

LOT 7

LOT 8

LOT 6

LOT 5

LOT

LOT 3

