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

BLDG PERMIT NO. 244-1130

Building Address 2202 ORCHARD AVE
 Parcel No. 2945-121-21-019
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2500 No. Proposed 790
 Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 576
 Sq. Ft. of Lot / Parcel 7797
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name LOUIE HERRERA
 Address 2202 ORCHARD AVE
 City / State / Zip GRAND JCT., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): GARAGE
MOR Storage 12x24 storage shed
 *TYPE OF HOME PROPOSED: with attached metal carport
- Site Built
- Manufactured Home (UBC)
- Other (please specify): MOR storage - shed.

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 241-5565

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>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>X X 2</u>
Maximum Height of Structure(s) <u>35'</u>	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 Louie E Herrera Date March 24, 2005
 Department Approval Yishu Mazon Date 3/22/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>D. Duholz</u>	Date <u>3/22/05</u>		