

FEE \$	100.00
TCP \$	1000.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 2073 Rainance Ct
 Parcel No. 2247-151-53-002
 Subdivision Independence Ranch
 Filing 11 Block #1 Lot #2

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 0.3 acre +
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3450
 Height of Proposed Structure 28' +

OWNER INFORMATION:

Name Bennett Construction
 Address 687 Curran Ct
 City / State / Zip GT. Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name LARRY BENNETT
 Address Same
 City / State / Zip _____
 Telephone 241-0715

***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 <u>X</u> NO _____		
Side <u>10'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Engineered foundation required, reference CGS note on plat</u>		
Voting District <u>A</u>	Driveway Location Approval <u>RAD</u> (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).

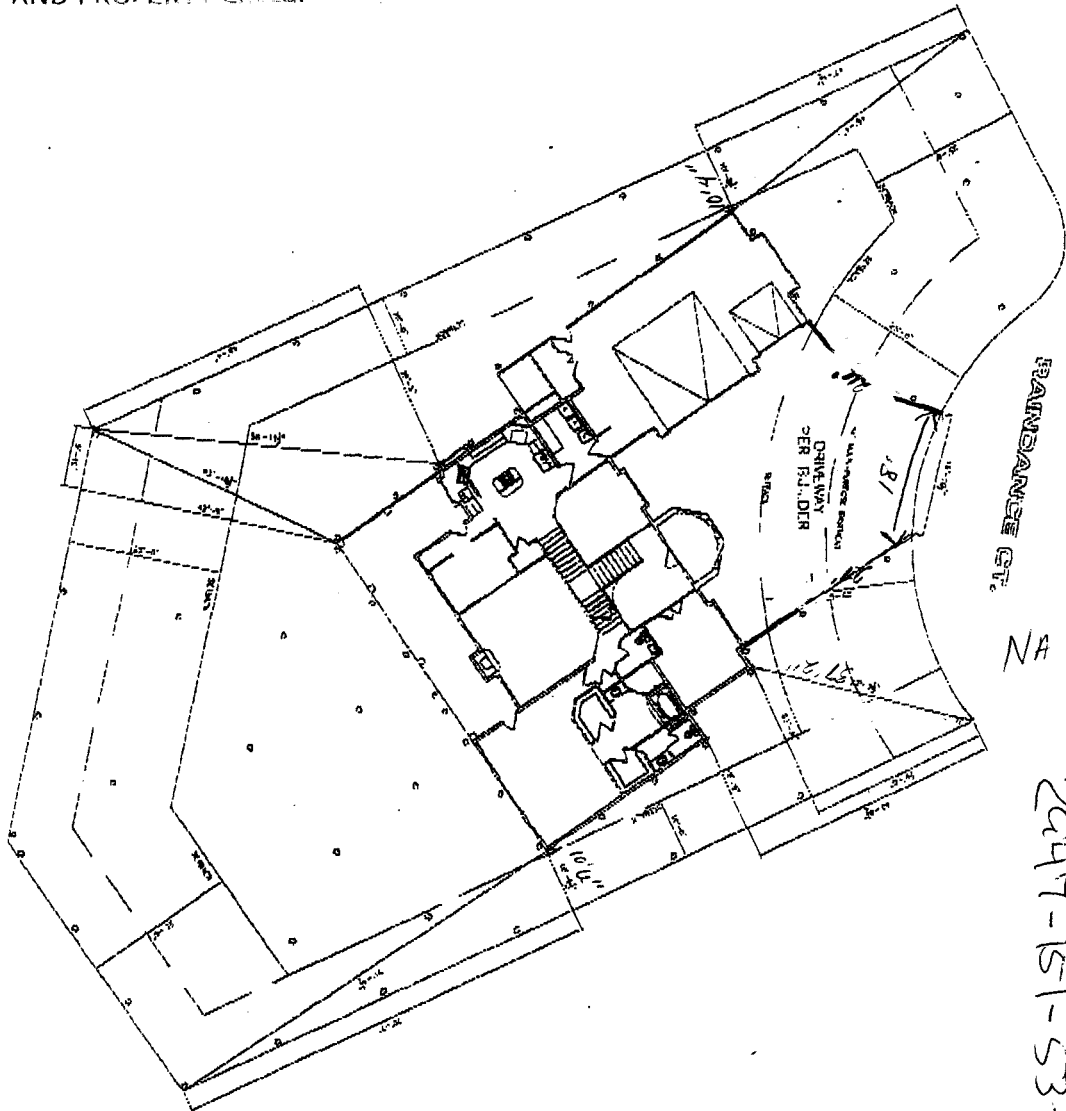
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 10-25-05
 Department Approval NA Misha Oregon Date 10-27-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18520</u>
Utility Accounting <u>D Overholt</u>	Date <u>10/27/05</u>

ESBENNETT/MANAGEMENT/ENGINEERING, 10/24/2005 03:57:49 PM, 10% I/P/ LAYOUT 11.00 (45)

ACCEPTED *Ashe Wagner 10/27/05*
 ANY OTHER SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

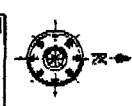


207B Raindance CT.
 LOT 2, BICKI Independence Ranch
 Filing 11.
 2047-151-53-002

SCALE 1/8"=1'-0"

DATE	10/24/05
PROJECT	207B RAINDANCE CT. LOT 2
CLIENT	ESBENNETT/MANAGEMENT/ENGINEERING
DESIGNER	ASHE WAGNER
CHECKER	DAVID O'NEILL
DATE	10/24/05
SCALE	1/8"=1'-0"
SHEET NO.	5
TOTAL SHEETS	5

NOTES:
 1. REFER TO NEAREST ALL CITY PLANNING DEPARTMENT FOR TRANSFER ACTION.
 2. THIS PLAN IS FOR THE PROPOSED DRIVEWAY PER P.L. DIR. ONLY. ALL OTHER SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT.
 3. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE CITY PLANNING DEPARTMENT AND THE PROPERTY OWNER.



ESBENNETT CONSTRUCTION INDEPENDENCE RANCH 207B RAINDANCE CT. LOT 2 FILING 11-5-K 1 LOT 2		SHEETS 1 2 3 4 5
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*Drive OK
 TRAD
 10-25-05*