FEE\$	10.00
TCP\$	1500.00
SIF\$	292.00

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

BLDG	PERMIT	NO.	

(Goldenrod: Utility Accounting)

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 2982 Wichth CT	No. of Existing Bldgs No. Proposed		
Parcel No. $ \begin{array}{r} 2943-294-00-147 \\ \hline 2943-294-00-148 \end{array} $	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 185		
Subdivision CHIPETA GLEN	Sq. Ft. of Lot / Parcel 9652 6ARAGE 53		
Filing Block 3 Lot 9	Sq. Ft. Coverage of Lot by Structures & Impervious Surface		
OWNER INFORMATION:	(Total Existing & Proposed) 23 88 Height of Proposed Structure 17'6"		
Name Juniper Homes, Inc	DESCRIPTION OF WORK & INTENDED USE: V New Single Family Home (*check type below)		
Address 2019 5 Broadway	Interior Remodel Addition Other (please specify):		
City/State/Zip Grano Jct. Co 81503	Other (picase specify).		
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:		
Name <u>Staro 9 Ammons</u>	Site Built Manufactured Home (UBC) Manufactured Home (HUD)		
Address 3 ATT 2019 S. BROADURY	Other (please specify):		
City/State/Zip GRAND JCT, CO 8150	3 NOTES:		
Telephone 970-234-5520			
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all exproperty lines, ingress/egress to the property, driveway location	isting & proposed structure location(s), parking, setbacks to all a width & all easements & rights-of-way which abut the parcel.		
THIS SECTION TO BE COMPLETED BY COMM	UNITY DEVELOPMENT DEPARTMENT STAFF		
THIS SECTION TO BE COMPLETED BY COMM	Maximum coverage of lot by structures _500		
\mathfrak{I}	~ m		
ZONE RSF-4	Maximum coverage of lot by structures		
ZONE RETBACKS: Front Of from property line (PL)	Maximum coverage of lot by structures		
SETBACKS: Front 201 from property line (PL) Side 7 from PL Rear 25 from PL	Maximum coverage of lot by structures		
SETBACKS: Front Offer from property line (PL) Side Trom PL Rear 25 from PL Maximum Height of Structure(s) Driveway Location Approval	Maximum coverage of lot by structures		
SETBACKS: Front C from property line (PL) Side C from PL Rear 25 from PL Maximum Height of Structure(s) 25 Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, is structure authorized by this application cannot be occupied un	Maximum coverage of lot by structures		
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, is structure authorized by this application cannot be occupied un Occupancy has been issued, if applicable, by the Building Depth I hereby acknowledge that I have read this application and the isordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not	Maximum coverage of lot by structures		
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, is structure authorized by this application cannot be occupied un Occupancy has been issued, if applicable, by the Building Dept I hereby acknowledge that I have read this application and the isordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not provided to the provided to the section of the provided to the action, which may include but not necessarily be limited to not provided to the provided to the provided to the action, which may include but not necessarily be limited to not provided to the provided to	Maximum coverage of lot by structures		
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied un Occupancy has been issued, if applicable, by the Building Depth I hereby acknowledge that I have read this application and the iteration, which may include but not necessarily be limited to nor Applicant Signature	Maximum coverage of lot by structures 5000 Permanent Foundation Required: YES NO Parking Requirement 2 Special Conditions In writing, by the Community Development Department. The ntil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code). Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal neuse of the building(s). Date 6-16-05 Date 6-16-05		
SETBACKS: Front Officer from property line (PL) Side from PL Rear S from PL Maximum Height of Structure(s) Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, is structure authorized by this application cannot be occupied un Occupancy has been issued, if applicable, by the Building Dept I hereby acknowledge that I have read this application and the isordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to nor Applicant Signature Department Approval Maybeen Herebook	Maximum coverage of lot by structures		

(Pink: Building Department)



PÄADE MUST SLOPE AWAK FROM HOUSE 6" OF FALL IN HE FIRST 10" OF DISTANCE PER LOCAL BULDING CODE. DMENSION LINES ARE PULLED FROM EDGE OF RRICK LEDGE IF NO BRICK LEDGE CERSIS, OMBENSIONS WILL BE FROM EDGE CE FOUNDATION.

BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

2982 WICHITA COURT

STREET ADDRESS

537 SF 1905

CARAGE SQ. FT.

COUNTY UNING 8

SQ FT.

MESA

CHIPETA

SUBDIVISION NAME

FILING NUMBER LOT NUMBER BLOCK NUMBER

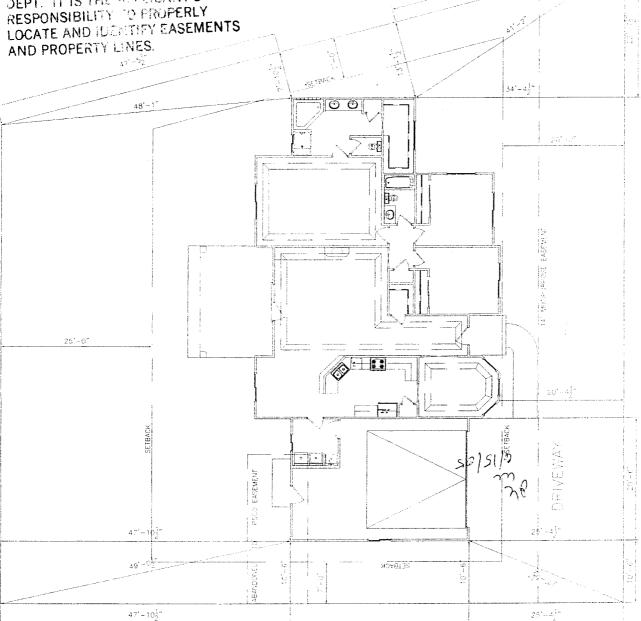
SHE PLAN HIFORWARCH

FRONT 20 SIDES " 9652 SF

STIBBOARS LIST

6-17-05 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

10,-6



ADURTHR 1973 TO 3019 WICHTIA CT.SHE dwg, 6613-2038-68.0252-243-HP Loverlet 94 pc3.