

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 1233 N 17th
 Parcel No. 2945-123-24-025
 Subdivision Glenwood Sub
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1200 Sq. Ft. Proposed 855
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name KERRY CARMACK
 Address 1233 N 17
 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

APPLICANT INFORMATION:

Name KERRY CARMACK
 Address 1233 N 17
 City / State / Zip GRAND JCT CO 81501
 Telephone 970 234-1955

***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>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'/3'</u> from PL Rear <u>10'/5'</u> from PL	Parking Requirement <u>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 [Signature] Date 3-22-07
 Department Approval [Signature] Date 3-22-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Prem 5218</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/22/07</u>

3-22-07
 APPROVED: Gaylen Henderson
 ANY OTHER...
 APPROPRIATE...
 DEPT...
 RESIDENT...
 LOCATE...
 AND...

Lot 11

Parkplace Heights Subdivision

Plat Book 7, Page 773

127.00'

126.25' (R)

S89°51'08" W
 25.00'

Glenwood Subdivision

Plat Book 7, Page 29

Lot 1

54.56'

54.62' (R)

54.62' (R)

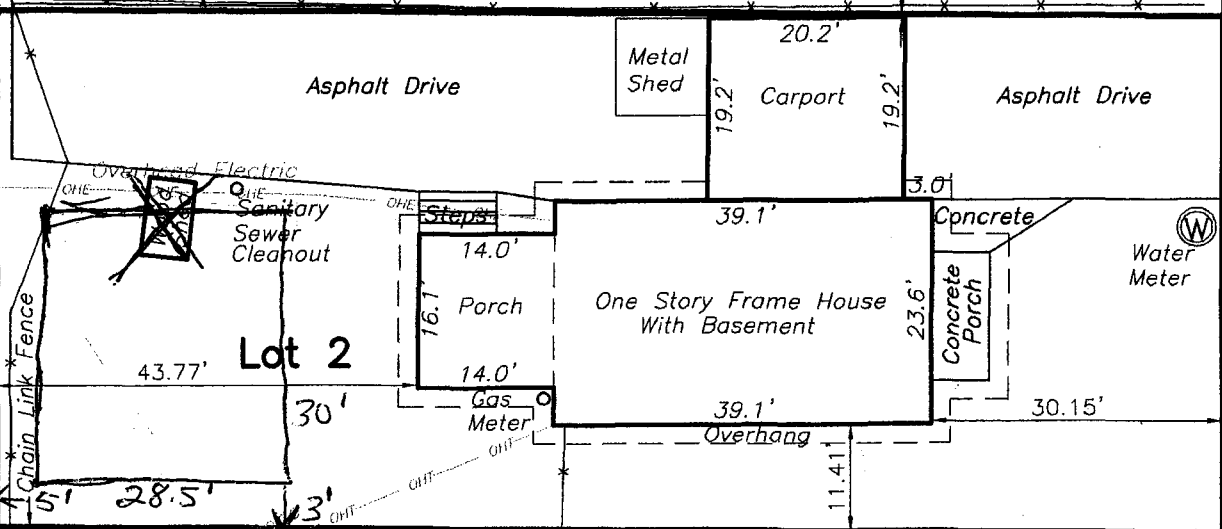
Power Pole

126.25' (R)

S89°46'57" E 127.00'

Wood Fence

Chain Link Fence



20' Alley

54.61' (R)
 N00°00'57" W 54.55'
 Overhead Electric & Telephones

N89°46'57" W 127.00'

126.25' (R) Chain Link Fence

54.55' (R)
 S00°00'57" E 54.55'

Curb Cut

Concrete Curbwalk

1711 CL...

Placement of BUILDING - GARAGE
 5' FROM FENCE (REAR) APX 6' FROM PROPERTY LINE
 10' FROM FENCE (SIDE-SOUTH) APX 3' FROM PROPERTY LINE

Lot 3

Glenwood Subdivision

Plat Book 7, Page 29

126.25' (R)
 127.00'

54.62' (R)

Power Pole

54.56'

54.62' (R)