

FEE \$ <u>10⁰⁰</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. <u>93686-42937</u>

Building Address 751 26 1/2 RD
 Parcel No. 2701-352-53-001
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1608 Sq. Ft. Proposed 3184
 Sq. Ft. of Lot / Parcel 2, 21,649
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Jess Cumpston
 Address 751 26 1/2 RD
 City / State / Zip GRAND Jct CO 85064

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 16x28 Deck

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 970 254 2825

*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>R-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>B</u> Driveway Location Approval _____ <small>(Engineer's Initials)</small>	

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).

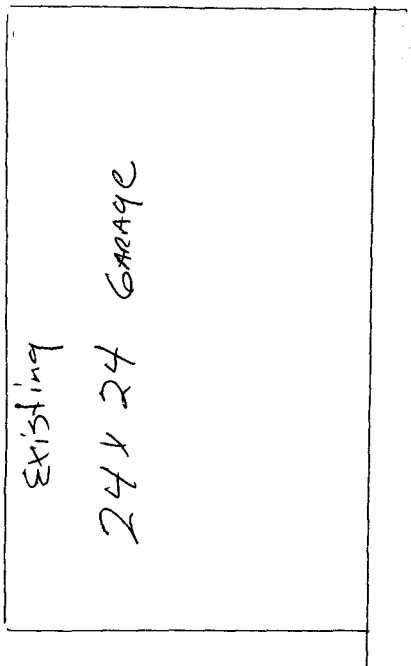
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Jess Cumpston Date 10/19/07
 Department Approval Paul [Signature] Date 10/19/07

Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/> W/O No. <u>No Change</u>
Utility Accounting <u>[Signature]</u> Date <u>10-19-07</u>

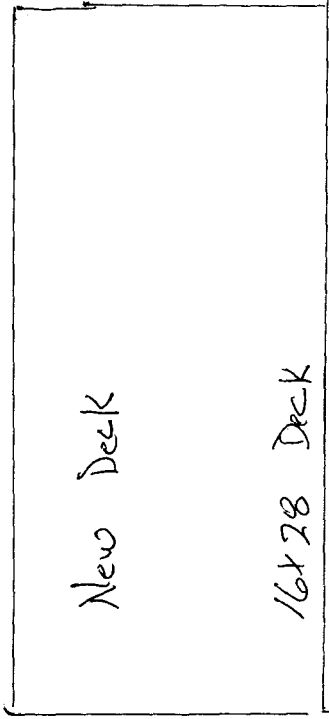
Set Back 15'

North

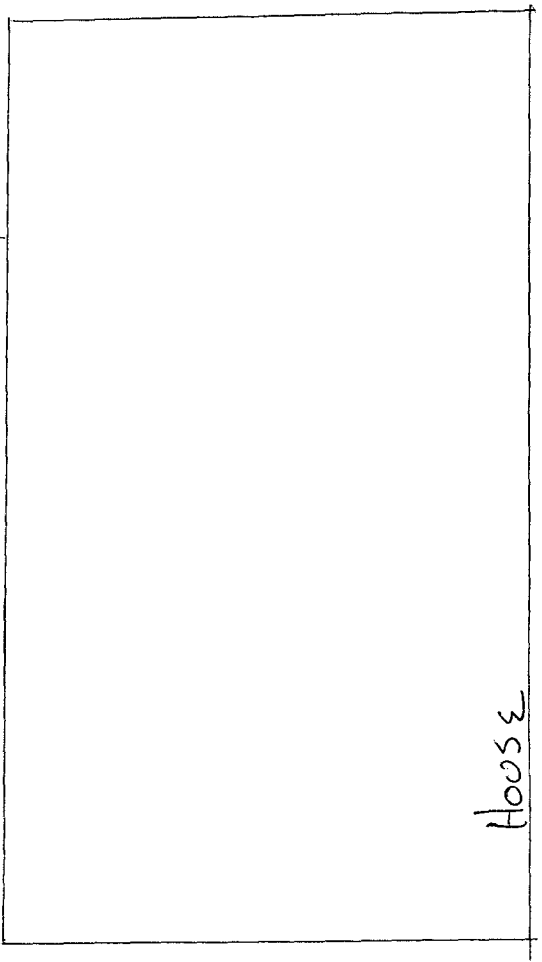


Deck is minimum 30' From set back

West Set Back 30'



Deck in minimum 20' From set back



South Set Back 15'

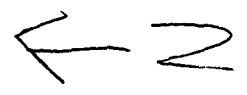
R-2 Zoning
751 26 1/2 RD
Garage set Co 8/506

Handwritten signature

Set Back 20'

East

26 1/2 RD





SCALE 1 : 419

