

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

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

BLDG PERMIT NO. _____

Building Address 234 Courtney Way
 Parcel No. 2943-053-87-006
 Subdivision Forest Estates
 Filing 2 Block 1 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2735
 Sq. Ft. of Lot / Parcel 7,385
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2735
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JRS Builders Inc
 Address 3157 moddie ct
 City / State / Zip 55 CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address Same
 City / State / Zip _____
 Telephone 260-0546

***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>RNF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>D</u> 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).

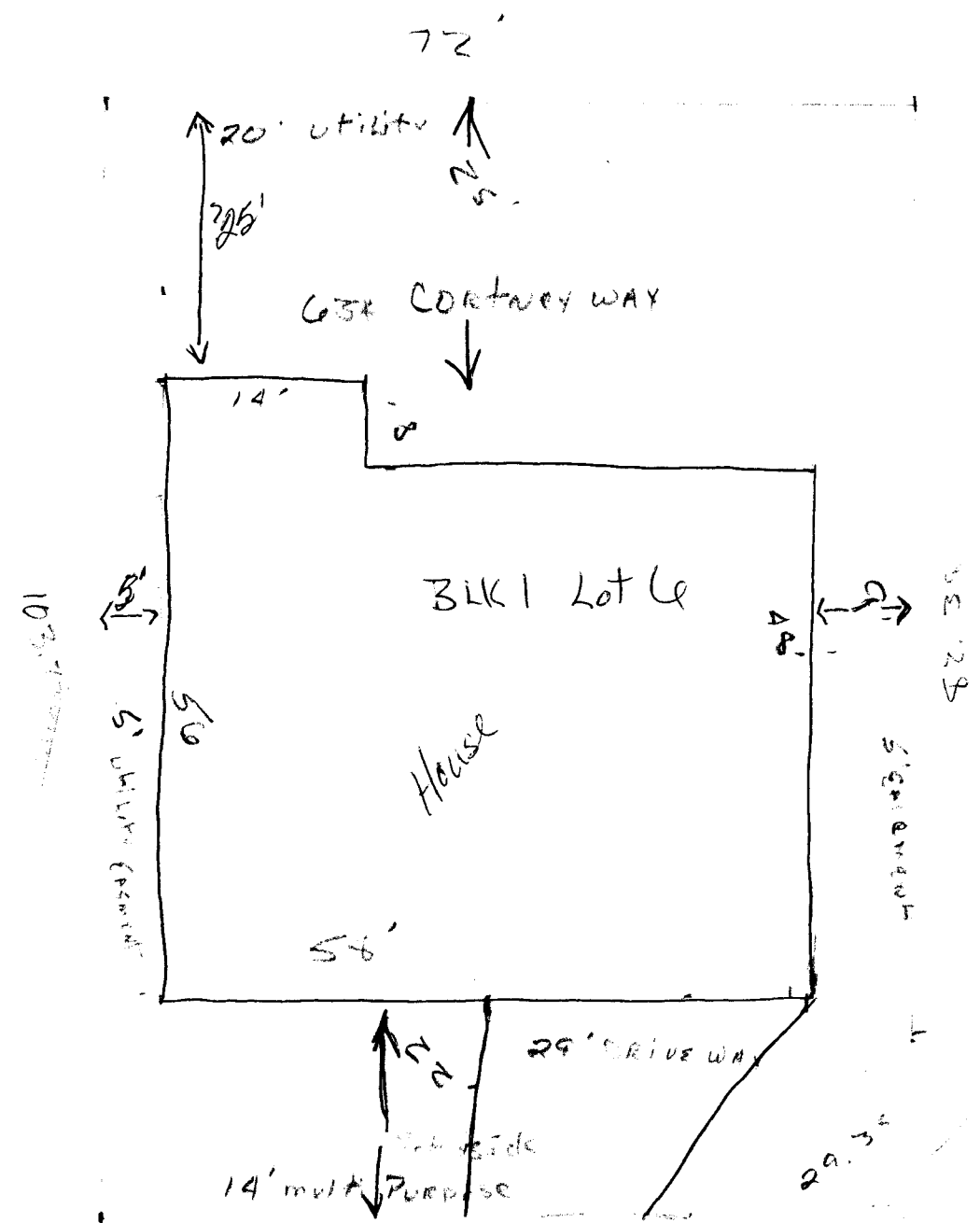
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1-30-07

Department Approval [Signature] Date 2-5-07

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>19968</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-5-07</u>

CHECKED BY: N/A
 DATE: 2/5/07
 CHECKS MUST BE
 PLANNING
 DEPARTMENTS
 LOCATE AND IDENTIFY PROPERLY
 AND PROPERTY LINES.
 DRAWN BY: JAK
 DATE: 2/1/07
 N/A



JRS Builders Inc
 260-0546

Tax parcel number
 2943-053-87-006