

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

pl

640 Courtney *PH 10/24/07*

Building Address ~~2938 Jean Way~~
 Parcel No. 2943-053-88-001
 Subdivision Forrest Estates
 Filing 2 Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1738
 Sq. Ft. of Lot / Parcel 7621
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3452
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name Trim Line Construction
 Address 1177 17 1/2 rd
 City / State / Zip Fruita CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Bill Morris
 Address 1177 17 1/2 rd
 City / State / Zip Fruita Co 81521
 Telephone 970-234-5405

***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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES Y NO _____
 Side 5 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions 50' minimum required from edge of drive to flow line (TEDS 4.1.3).
 Voting District D 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).

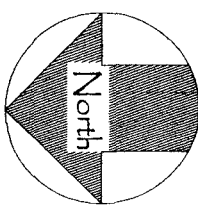
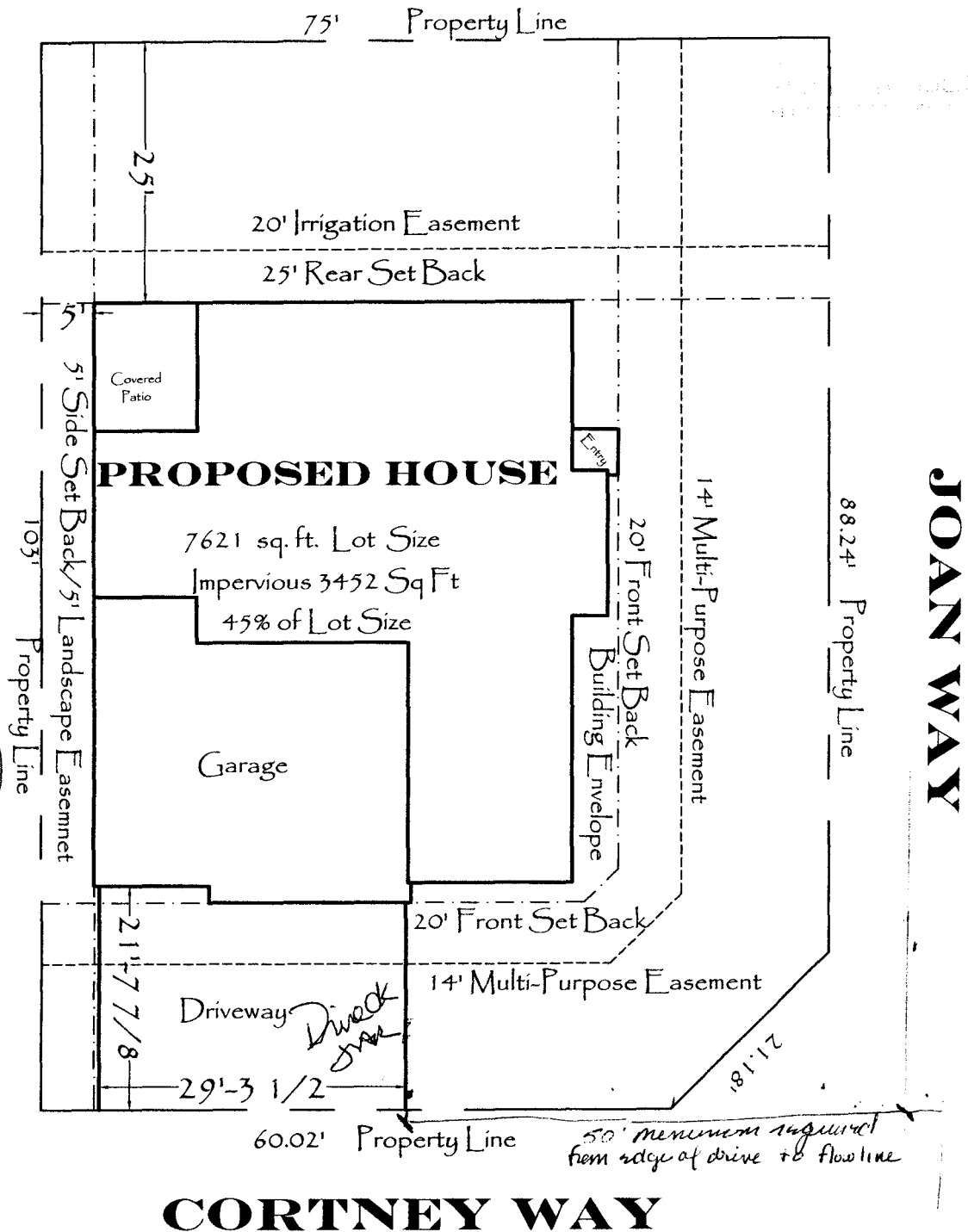
Applicant Signature Bill Morris Date 10-19-07
 Department Approval Paul Hotz Date 10/24

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20715</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/24/07</u>		

FORREST ESTATES

BLOCK 2 / LOT 1 / FILING 2

JAR Indira A. Rice



JOAN WAY

CORTNEY WAY

50' minimum required from edge of drive to flowline