

PH

FEE \$	10
TCP \$	
SIF \$	

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2856 1/2 Elm Ave  
 Parcel No. 2943-074-07-017  
 Subdivision Cottonwood Mobile Homes  
 Filing \_\_\_\_\_ Block 3 Lot 11

No. of Existing Bldgs 2 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Geneva Gallagher  
 Address 2856 1/2 Elm Ave  
 City / State / Zip 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): PL for existing Shed

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

**\*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>PD</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>14</u> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>Shed does not meet setbacks - will be made to meet those setbacks</u>
Voting District <u>C</u> Driveway Location Approval _____ (Engineer's Initials)	

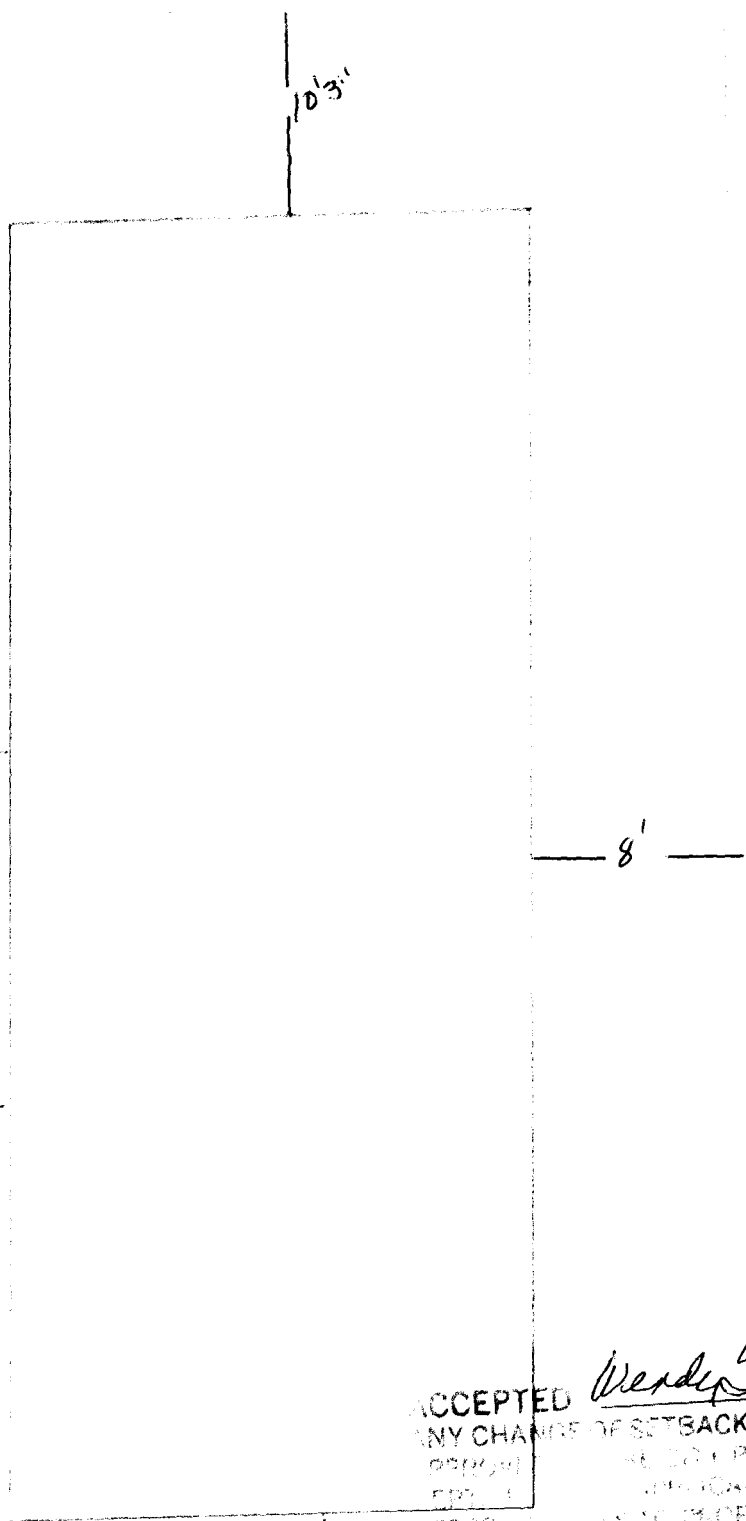
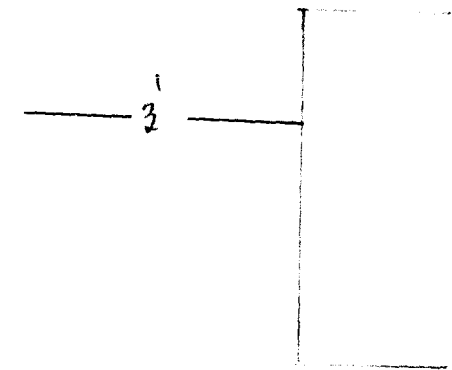
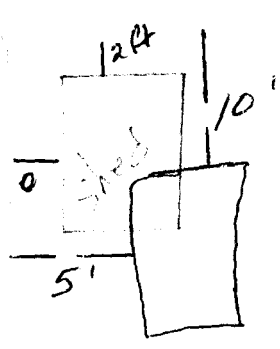
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Geneva L. Gallagher Date 8/11/07  
 Department Approval Wendy Spure Date 8/7/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

ELM AVE



Blue lines are approximate - taken from GIS.

Red lines on shed are setback which need to be met

ACCEPTED *Wendy Spurr*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE ZONING PLANNING  
 DEPARTMENT'S ENGINEER  
 ESPECIALLY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

18511/2 ELM AVE

ELM AVE