

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

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

BLDG PERMIT NO. _____

Building Address 13135-8215
2630 F 1/2 Rd. No. of Existing Bldgs 2 No. Proposed 1

Parcel No. 2945-0022-00-027 Sq. Ft. of Existing Bldgs 1000 Sq. Ft. Proposed 240

Subdivision _____ Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Bert E. Bankert

Address 2630 F 1/2

City / State / Zip Grand Jct. Colo. 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name same

Address _____

City / State / Zip _____

Telephone 2421230

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): Storage Shed. 12-20 -

NOTES: NO WTR / SWR Charge

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-1 Maximum coverage of lot by structures 20%

SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO

Side 15'/3' from PL Rear 30'/10' from PL Parking Requirement 2

Maximum Height of Structure(s) _____ Special Conditions _____

Voting District B 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 Bert E. Bankert Date 10-16-07

Department Approval Gayleen Henderson Date 10-16-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO WTR / SWR Charge</u>
Utility Accounting <u>A</u>	Date <u>10/16/07</u>		

