

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 3318-2071
1437 Grand Ave
Parcel No. 2945-133-02-005
Subdivision _____
Filing _____ Block C-Keith Lot 9+10

No. of Existing Bldgs _____ No. Proposed _____
Sq. Ft. of Existing Bldgs ~~736~~ 936 Sq. Ft. Proposed 960
Sq. Ft. of Lot / Parcel 7579
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 1264
Height of Proposed Structure _____

OWNER INFORMATION:

Name Trace Thorpe & Rose
Address 1437 Grand Ave.
City / State / Zip Grand Jct. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Trace & Rose Thorpe
Address 1437 Grand Ave.
City / State / Zip Grand Jct. CO. 81501
Telephone 970 245 3635

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: 2nd story not living
unit, storage only

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-8 Maximum coverage of lot by structures 70%
SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
Side 5/3 from PL Rear 10/5 from PL Parking Requirement 2
Maximum Height of Structure(s) 35 Special Conditions No ADU
Voting District _____ Driveway _____
Location Approval _____
(Engineer's Initials)

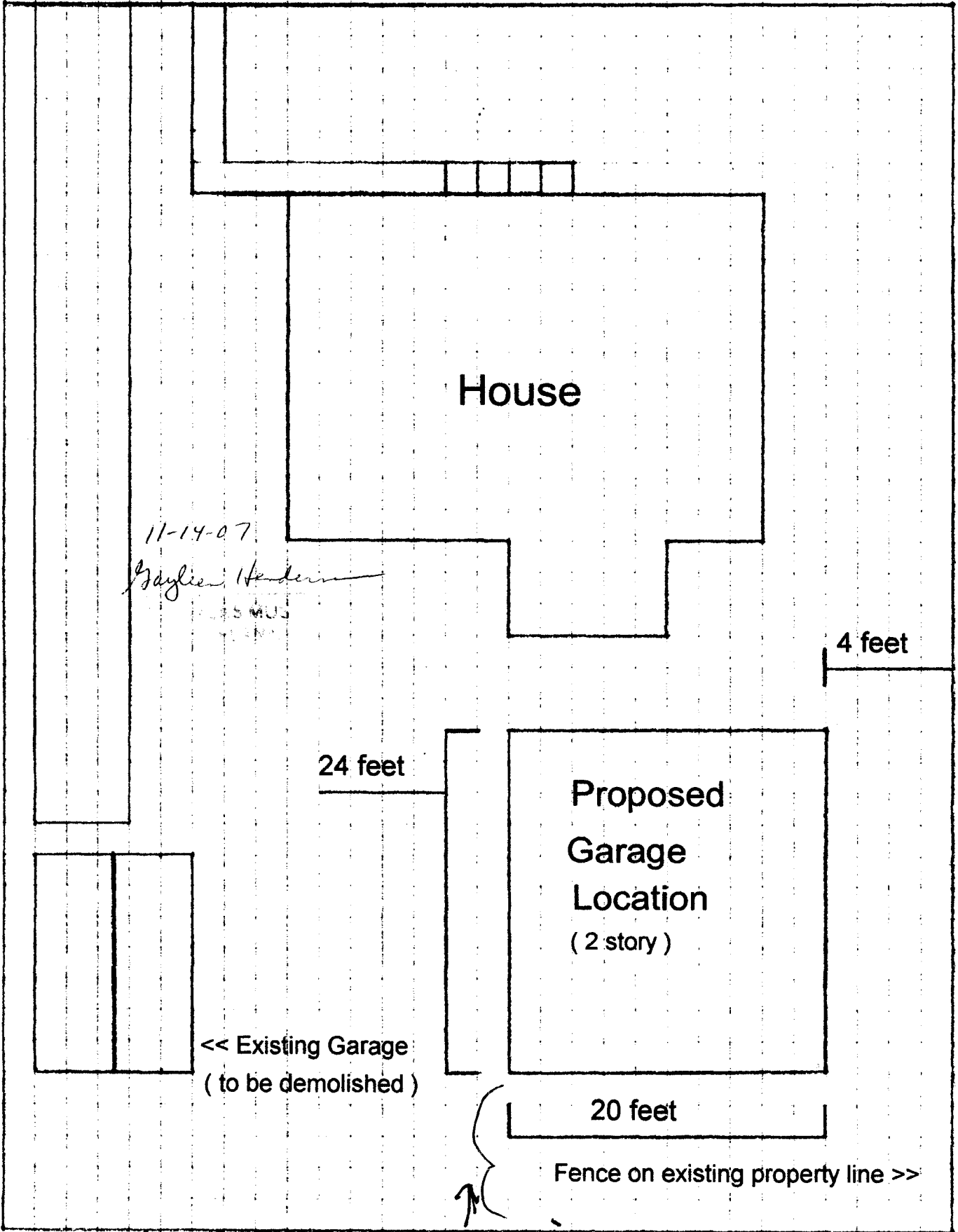
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Trace Lee Thorpe Rose Thorpe Date 10.16.2007
Department Approval Paul Hornbeck Date 11-14-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No SWR / WTR Change
Utility Accounting			Date <u>11/14/07</u>

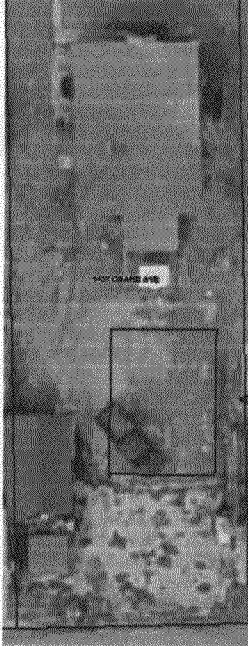
Trace Thorpe 1437 Grand Ave. Lot number: 2945 - 133 - 02 - 005



11-14-07
Gayle Henderson
133-02-005

OVER MINIMUM 5

2945-133-02-005
TRACE L THORPE ROSE M THORPE
1437 GRAND AVE



<<< Black rectangle foot print of new Garage