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

BLDG PERMIT NO. _____

545319433

Building Address 2644 Hickory DR
Parcel No. 2701-353-07-041
Subdivision Rolling Acres
Filing _____ Block _____ Lot 31

No. of Existing Bldgs 1 No. Proposed 1
Sq. Ft. of Existing Bldgs <2000 Sq. Ft. Proposed 720
Sq. Ft. of Lot / Parcel 145A
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name KENT STINE
Address 2644 HICKORY DR
City / State / Zip GJ, CO. 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name KENT STINE
Address 2644 HICKORY DR
City / State / Zip GJ, CO. 81506

***TYPE OF HOME PROPOSED:**

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

Telephone 970-254-1320
cell 440-251-1375

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>R-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15/3</u> from PL Rear <u>30/5</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

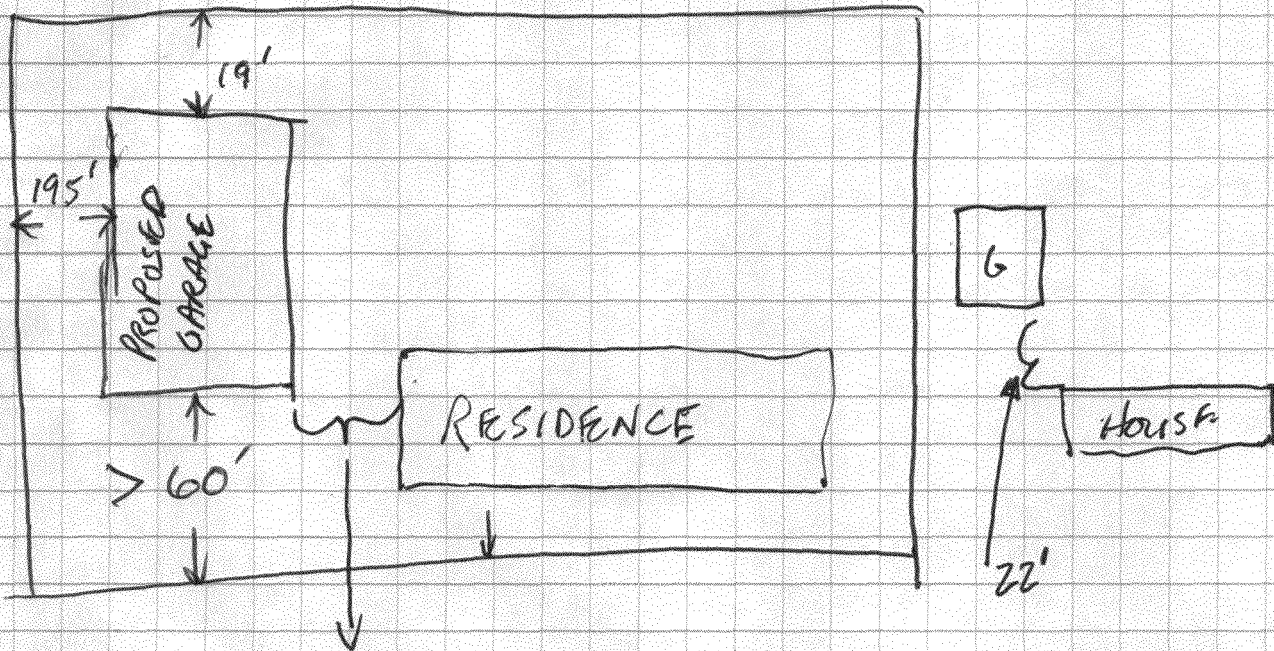
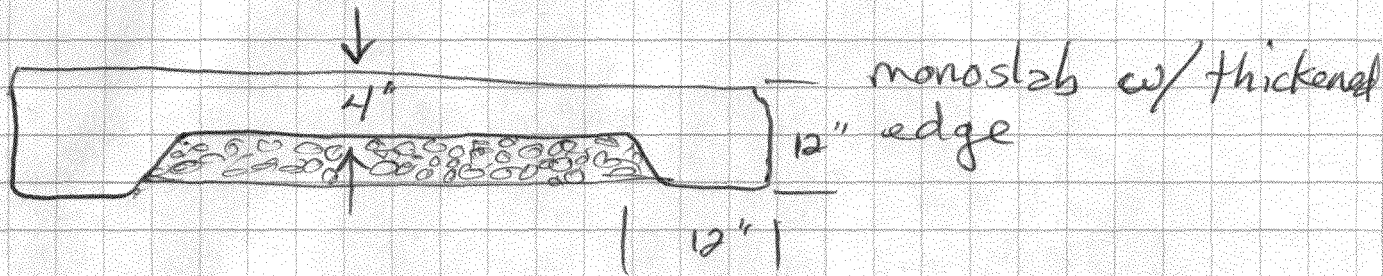
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 7/16/07
Department Approval [Signature] Date 7/16/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>Remodel</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-16-07</u>

24 x 30 Garage w/ 4/12
8' walls



DISTANCE FROM CORNER OF GARAGE TO HOUSE

ACCEPTED *Wendy Spurr*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES