

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

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

BLDG PERMIT NO. PH

103249-42730

Building Address 2661 I RD.
Parcel No. 2701-261-35-017
Subdivision GRAND VISTA
Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
Sq. Ft. of Existing Bldgs 1965 Sq. Ft. Proposed 48
Sq. Ft. of Lot / Parcel 10,193
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name ADAM FOSTER
Address 2661 F RD.
City / State / Zip GRAND JCT, CO. 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name ADAM FOSTER
Address 2661 F RD.
City / State / Zip GRAND JCT, CO. 81506
Telephone (970) 255-7013

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): SHED 6'x8'

NOTES: Storage / NO WTR / SWR

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

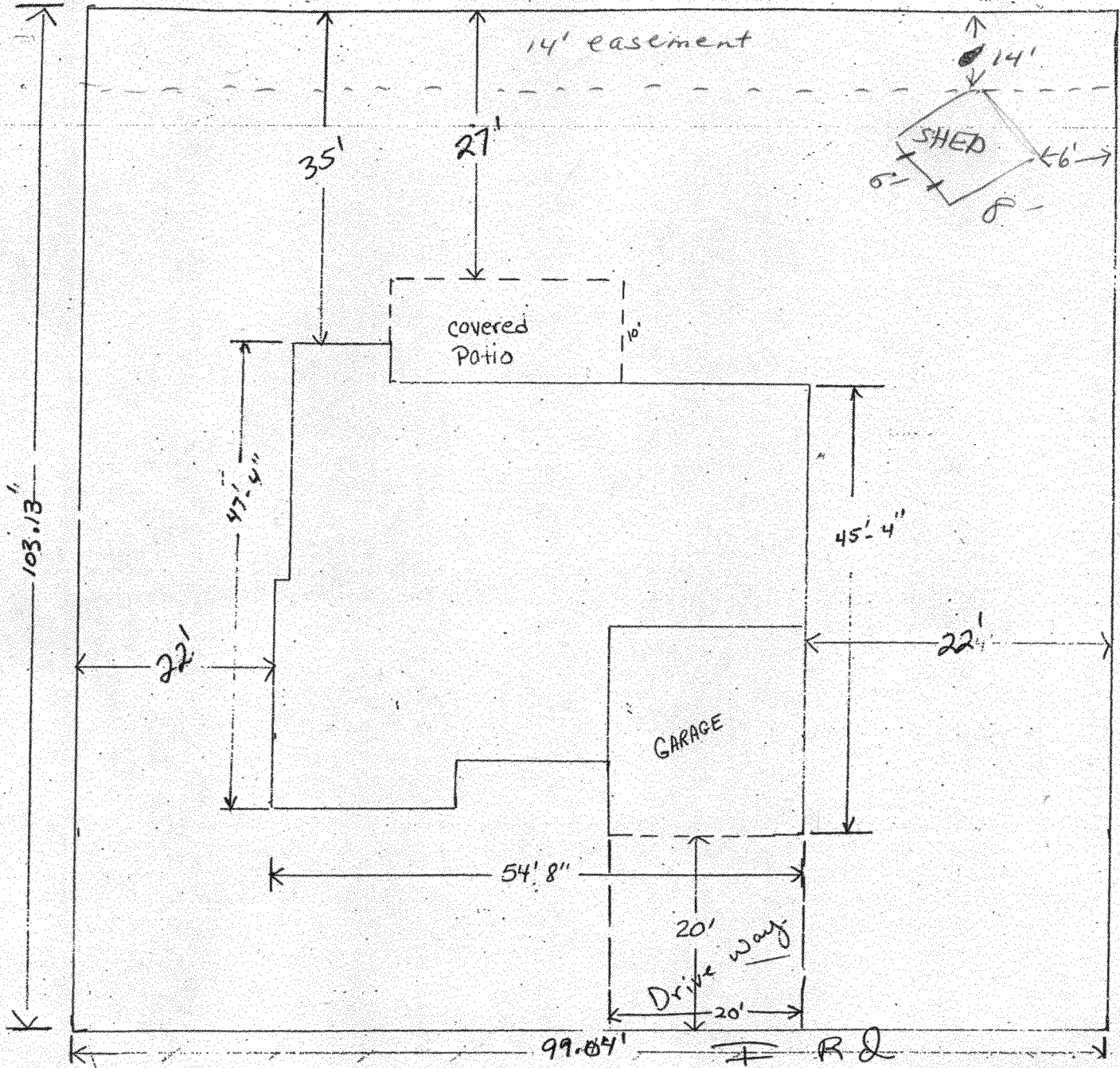
ZONE R-4 Maximum coverage of lot by structures 50%
SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES ✓ NO _____
Side 7'/3' from PL Rear 25'/5' from PL Parking Requirement 2
Maximum Height of Structure(s) 35' Special Conditions _____
Voting District _____ Driveway _____
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 Adam Foster Date 8-24-07
Department Approval Dayleen Henderson Date 8-24-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR / SWR / Change</u>
Utility Accounting <u>0</u>	Date <u>8/24/07</u>		



7-16-03
 ACCEPTED *Gaylen Henderson*
 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.

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 7/9/03

8-24-07
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