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

BLDG PERMIT NO. 19972-12781

Revised

Building Address 2785 Laguna Drive
 Parcel No. 2945-244 03-012
 Subdivision The Reservation
 Filing _____ Block 6 Lot 4

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1440 Sq. Ft. Proposed 336
 Sq. Ft. of Lot / Parcel 9016 shed 24x14
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Georgia Lorraine Baugh
 Address 2785 Laguna Dr.
 City / State / Zip Grand Jct., Co 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Storage Shed 24x14

APPLICANT INFORMATION:

Name Georgia Lorraine Baugh
 Address 2785 Laguna Drive
 City / State / Zip Grand Jct., Co 81503
 Telephone (970) 242-9586 cell (970) 640-1846

***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 R-8
 SETBACKS: Front 20/25 from property line (PL)
 Side 5/3 from PL Rear 10/5 from PL
 Maximum Height of Structure(s) 35
 Voting District E Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures 70%
 Permanent Foundation Required: YES _____ NO _____
 Parking Requirement _____

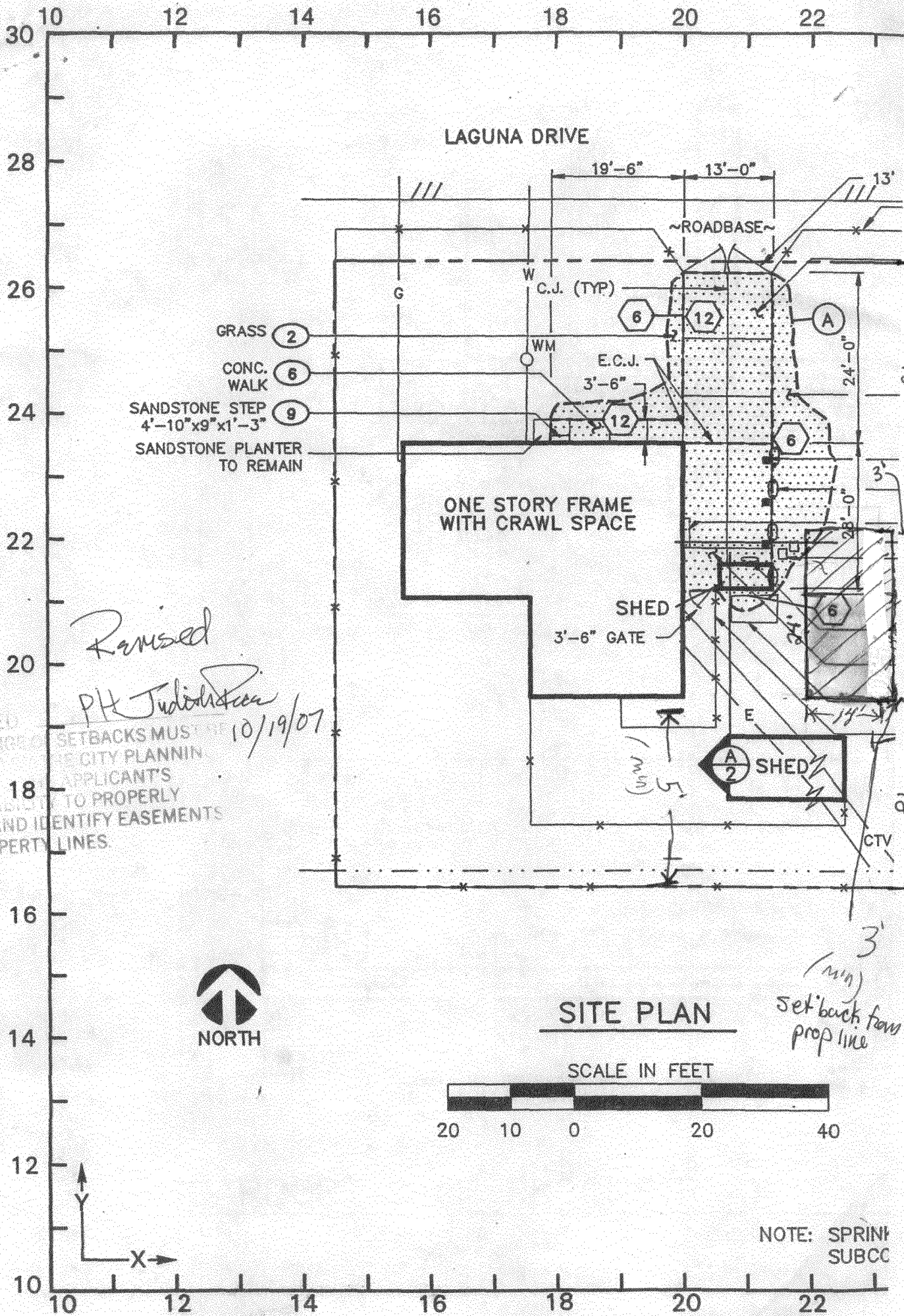
Special Conditions Accessory structures shall ^{have} appearance consistent w/ the principle structure's with that of the neighborhood

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 Georgia Lorraine Baugh Date 10-16-07
 Department Approval Paul Hornbach 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 change</u> |
| Utility Accounting | | | Date <u>10-16-07</u> |



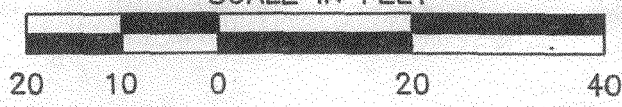
Revised
PH Judith
10/19/07

ACCEPTED
 ANY CHANGE IN SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SITE PLAN

SCALE IN FEET



NOTE: SPRINK SUBCC

3' (min) setback from prop line