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| FEE \$ 10.00 |
| TCP \$ 1589.00 |
| SIF \$ 460.00 |

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

BLDG PERMIT NO. _____

Building Address 722 METATE
 Parcel No. 2701-333-42-001
 Subdivision SPRINK TRAIL #
 Filing # 4 Block 12 Lot 1

No. of Existing Bldgs N/A No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1807
 Sq. Ft. of Lot / Parcel 6316
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name TROY S. BEHRENS
 Address 2558 Dewey Pl
 City / State / Zip CO CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name BEHRENS BUILDING INC
 Address 571 KANSAS AVE
 City / State / Zip CO CO 81503
 Telephone 970 241-8058

***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 <u>PD</u> | Maximum coverage of lot by structures <u>60%</u> | | |
| SETBACKS: Front <u>15' home from private drive</u> <u>20' garage</u> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | | |
| Side <u>5'</u> from PL Rear <u>10'</u> from PL | Parking Requirement <u>2</u> | | |
| Maximum Height of Structure(s) <u>32'</u> | Special Conditions <u>Ltr from licensed Eng</u> <u>Required - Fence Restrictions</u> | | |
| Voting District <u>"B"</u> Driveway Location Approval <u>dit</u> (Engineer's Initials) | <u>Accessory Structure - not allowed</u> | | |

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 7/31/07

Department Approval [Signature] Date 8/2/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20528

Utility Accounting [Signature] Date 8-8-07

