

FEE \$	10 <sup>00</sup>
TCP \$	
SIF \$	

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

BLDG PERMIT NO. \_\_\_\_\_

54803-12126

Building Address 131 MIRIAM AVE. G.D. 81503  
 Parcel No. 2945-252-12-007  
 Subdivision ARTESIA HEIGHTS  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1,781 Sq. Ft. Proposed 320  
 Sq. Ft. of Lot / Parcel 12,000 (.276 AC)  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2,101  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name KENNETH & LEANN ASHINHURST  
 Address 298 DARTMOUTH LN.  
 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 BUILDING  
Storage only - NO SWR / WTR Change.

**APPLICANT INFORMATION:**

Name LEON J. LARSEN  
 Address 131 MIRIAM AVE  
 City / State / Zip GRAND JCT. CO 81503  
 Telephone (970) 254-0150

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): CONCRETE BLOCK -

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.**

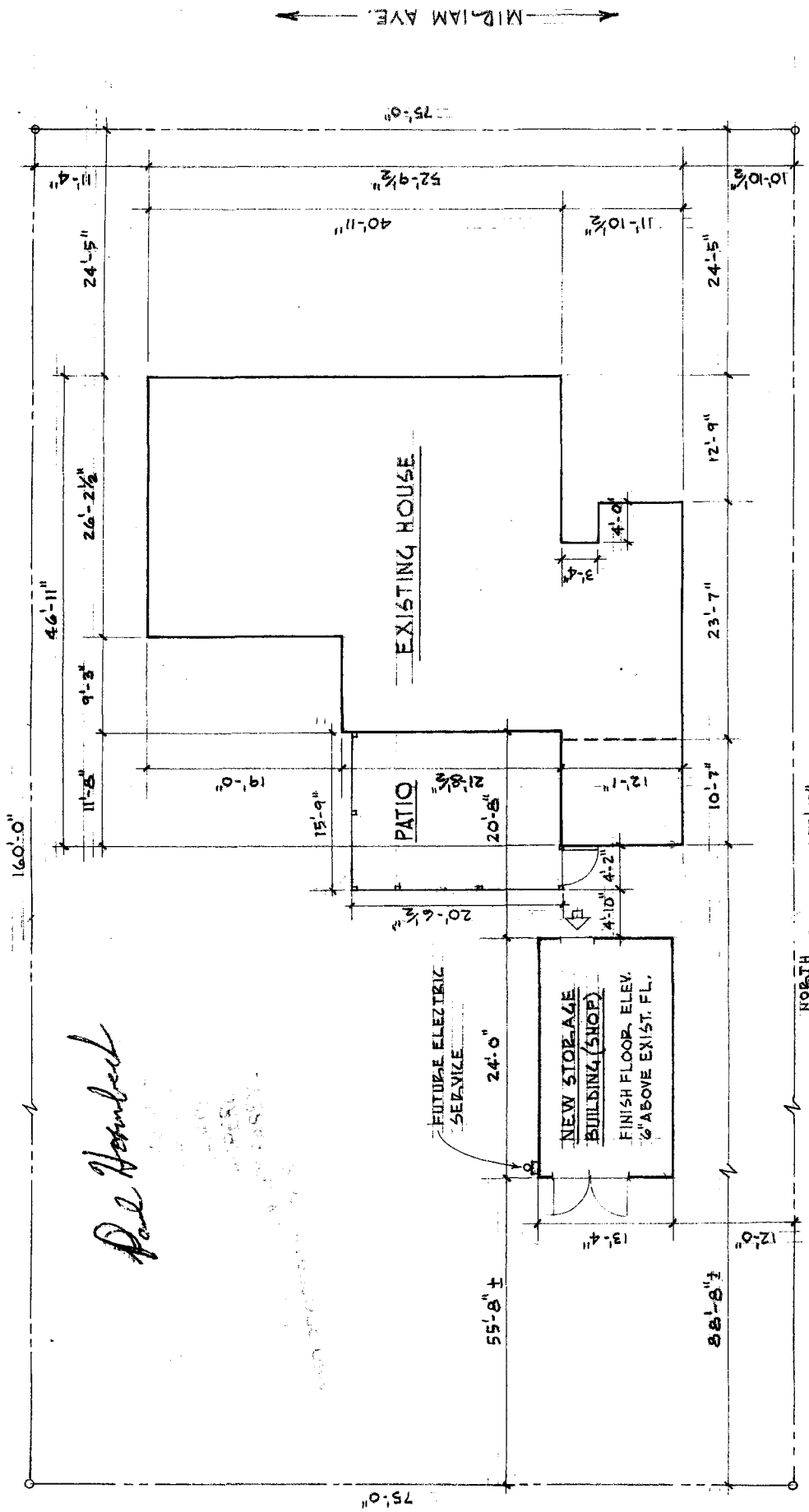
<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval _____ <small>(Engineer's Initials)</small>	

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 Leon J. Larsen Date \_\_\_\_\_  
 Department Approval Paul Hornbeck Date 10/22/07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No <u>NO SWR / WTR Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/22/07</u>		



*Paul Hamblet*

EXISTING HOUSE

PATIO

NEW STORAGE BUILDING (SHOP)

FINISH FLOOR, ELEV. 6" ABOVE EXIST. FL.

FUTURE ELECTRIC SERVICE

SITE PLAN

SCALE 1" = 10'

SENASET ENTERPRISES

PCT. 18, 2007

STORAGE BLDG. FOR KENEY ASHINHURST

131 MIDAMIAM AVE. 42- AND JCT. CO. 81503

MIDAMIAM AVE.

