

FEE \$ <u>10</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 106312-12419-277 E Parkview Dr.
 Parcel No. 2945-252-21-007
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2300 Sq. Ft. Proposed 180 sq ft
 Sq. Ft. of Lot / Parcel 1234
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ray Feasel
 Address 277 E Parkview 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): portable garage
Storage Area
 *TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

APPLICANT INFORMATION:

Name Beverly Feasel
 Address 277 E Parkview DR
 City / State / Zip Grand Jct., Co 81503
 Telephone 3149795

NOTES: NO SUR/WTR Charge

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 R8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 3' from PL Rear 5' from PL Parking Requirement _____
 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 Beverly Feasel Date 8/14/07
 Department Approval Wendy Spurr Date 8/14/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>NO SUR/WTR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/14/07</u>		



E PARKVIEW DR

gone

No longer
P

5'
SCALE 1 : 249

