

FEE \$ <u>10.00</u>
TCP \$ <u>1589.00</u>
SIF \$ <u>400.00</u>

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

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

Building Address 286 W. Parkview  
 Parcel No. 2945-252-21-024  
 Subdivision Parkview Subd  
 Filing \_\_\_\_\_ Block 4 Lot 13

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 480 Sq. Ft. Proposed 2400  
 Sq. Ft. of Lot / Parcel 9700  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3880  
 Height of Proposed Structure LESS THAN 35'

**OWNER INFORMATION:**

Name Sidney D. Smith & Ruby B. Smith  
 Address 193 INDIANA ST.  
 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): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Sidney D. Smith  
 Address 193 INDIANA ST.  
 City / State / Zip Grand Jct., CO. 81503  
 Telephone 216-7260

\*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>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>existing garage does not meet setbacks and is sitting on a easement.</u>		
Voting District _____	Driveway Location Approval <u>NA</u> (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 [Signature] Date 6-6-07  
 Department Approval [Signature] Date 6-6-07

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>20325</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/6/07</u>

