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TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

114896-66602
 296 Rocky Pitch Road

Building Address _____
 Parcel No. 2943-301-82-002
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs ~1586 Sq. Ft. Proposed 384
 Sq. Ft. of Lot / Parcel .21 ac. = 9,147 sq ft *included*
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1970 sq ft + 368 = 2338 sq ft = 25%
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Terry Garza
 Address 296 Rocky Pitch Road
 City / State / Zip GJ, CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed 16 x 24

APPLICANT INFORMATION:

Name Terry Garza
 Address 296 Rocky Pitch Road
 City / State / Zip GJ CO 81503
 Telephone 970-424-0109

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Shed

NOTES: Storage - work shed.

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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>25</u> from property line (PL) <i>accessory structures</i>	Permanent Foundation Required: YES <u>not for shed</u> NO _____		
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>35'</u>	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 Terry Garza Date 10/22/07
 Department Approval Judith A. Rice Date 10/22/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>NO WTR Changes</u>	W/O No. <u>NO WTR Changes</u>
Utility Accounting <u>[initials]</u>	Date <u>10/22/07</u>		



296 Rocky Pitch Rd
ACCEPTED *Judith P. N. 10/24/07*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

SCALE 1 : 218

