

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 2461 1/2 Thenseal Ln  
 Parcel No. 2945-041-27-070  
 Subdivision Brookville  
 Filing 1 Block \_\_\_\_\_ Lot 70

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1367  
 Sq. Ft. of Lot / Parcel 879  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Darter  
 Address 786 Valley Ct  
 City / State / Zip GJ CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Grace Hones  
 Address 786 Valley Ct  
 City / State / Zip GJ CO 81505  
 Telephone 748-8522

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

NOTES: ~~1612~~ G-Play

**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>PP</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20'</u> from <u>per plan</u> property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side _____ from PL Rear _____ from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) _____	Special Conditions <u>see 12/19/06 site plan;</u>		
Voting District <u>B</u>	Driveway Location Approval <u>JRP</u>	<u>FPP-2005-144</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] Agent Date 3/23/07  
 Department Approval JRP Wendy Spurr Date 7/30/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20499</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-30-07</u>

2461 1/2 Theresa Ln.

ACCEPTED *for Wendy Spivey*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT AND APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

