

FEE \$	10.00
TCP \$	
SIF \$	

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

124709-6887  
 Building Address 2002 N 21<sup>st</sup>  
 Parcel No. 2945-121-22-007  
 Subdivision Sungold Park Annex  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 33

No. of Existing Bldgs 2 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 1360<sup>100</sup> Sq. Ft. Proposed 396  
 Sq. Ft. of Lot / Parcel 7492  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1460  
 Height of Proposed Structure 12

**OWNER INFORMATION:**

Name SEAN HASKINS  
 Address 2002 N. 21<sup>st</sup> ST  
 City / State / Zip GRAND JCT, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify) detached garage 18x22

**APPLICANT INFORMATION:**

Name LEITER CONST, INC  
 Address 355 25<sup>th</sup> Rd  
 City / State / Zip GRAND JCT, CO 81507  
 Telephone 201-0485

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: NO SWR or WTR Change

**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 PLANNING STAFF**

ZONE <u>R8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>3</u> from PL Rear <u>5</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Keith Leiter Date Nov 18, 2008  
 Planning Approval C McKee Date 11/18/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO SWR / WTR change</u>
Utility Accounting <u>0</u>	Date <u>11/18/08</u>		

