

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

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

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

Building Address 617 29<sup>3</sup>/<sub>8</sub> Rd  
 Parcel No. 2943-053 <sup>64 003</sup> ~~7-23~~  
 Subdivision Del-mar  
 Filing \_\_\_\_\_ Block 2 Lot 3

No. of Existing Bldgs 2 No. Proposed 4  
 Sq. Ft. of Existing Bldgs 2800 Sq. Ft. Proposed 260  
 Sq. Ft. of Lot / Parcel 1233  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Larry & Holly Garcia  
 Address 617 29<sup>3</sup>/<sub>8</sub> Rd  
 City / State / Zip Grand Jct Co 81504

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Dining Room  
in floor heat.

**APPLICANT INFORMATION:**

Name Larry Garcia  
 Address 617 29<sup>3</sup>/<sub>8</sub> Rd  
 City / State / Zip Grand Jct Co 81504  
 Telephone 292-7223

**\*TYPE OF HOME PROPOSED:**

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

**NOTES:**

NO WTR/SWR Changes

**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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>10/5</u> from PL Rear <u>20/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>None</u>
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 Robert Hill Date 3-21-08  
 Department Approval Wesley Speer Date 3-21-08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No <u>NO WTR/SWR Changes</u>
Utility Accounting <u>(initials)</u>	Date <u>3/21/07</u>		



619 DARREN WAY

618 DARREN WAY

616 DARREN WAY

Dinning Room

ACCEPTED *Wendy Spurr*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE 1 : 162

