

FEE \$	10
TCP \$	2554
SIF \$	460

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

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

Building Address ~~2943-174-42-001~~ 414 1/2 BEAR DANCE DR. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-174-42-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000  
 Subdivision COUNTRY PLACE ESTATES Sq. Ft. of Lot / Parcel 5612  
 Filing 1 Block 5 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0 + 2000  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name ON TRACK BLDG INC  
 Address 965 E. OTTLEAVE  
 City / State / Zip FRUITA CO 81521

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

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

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

NOTES: NEW HOMES

**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-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>3</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>C</u>	Driveway Location Approval <u>PH</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 7/16/08  
 Department Approval Paul Hornbeck / Tyche Ransom Date 7/17/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>21150</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/4/08</u>		

