

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 329 CLIFF VIEW DR. No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Parcel No. 2945201-~~1000000~~-63-027 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2038  
 Subdivision SHADOW RUN Sq. Ft. of Lot / Parcel 2038  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot #27 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2438  
 Height of Proposed Structure 26"

**OWNER INFORMATION:**

Name HARVEST HOMES LLC  
 Address 7395 S PEORIA ST # 206  
 City / State / Zip ENGLEWOOD CO 80112

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name CHRISTOPHER CUTSARTH  
 Address 244 BELDEN CT.  
 City / State / Zip FREMONT CO 81521  
 Telephone 970 433-1109

**\*TYPE OF HOME PROPOSED:**

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

NOTES: Duplex (2 of 2)  
SP ATTACHED

**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.**

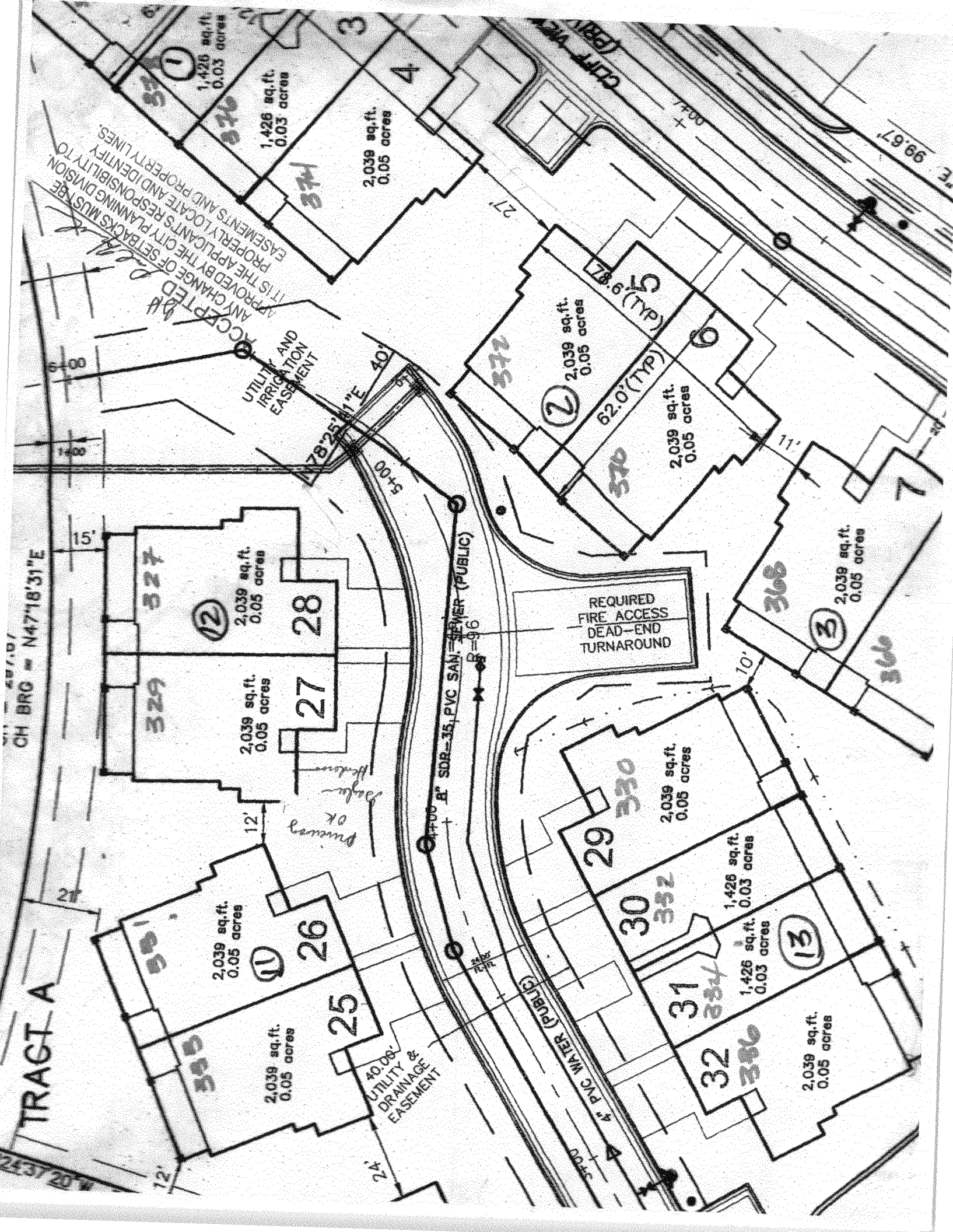
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>per plan</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>Per Building Envelope</u>
Voting District <u>"A"</u> Driveway Location Approval <u>did</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 Christopher Cutsarth Date 6/17/08  
 Department Approval Did. Paul Hornum Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21097</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/23/08</u>		



CH BRG = N47°18'31"E

TRACT A

W 24°37'20"

ACCEPTED BY [Signature]  
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.

UTILITY AND IRRIGATION EASEMENT

12' 2,039 sq.ft. 0.05 acres 11

12' 2,039 sq.ft. 0.05 acres 12

12' 2,039 sq.ft. 0.05 acres 10

12' 2,039 sq.ft. 0.05 acres 9

12' 2,039 sq.ft. 0.05 acres 8

1,426 sq.ft. 0.03 acres 1

1,426 sq.ft. 0.03 acres 2

2,039 sq.ft. 0.05 acres 3

2,039 sq.ft. 0.05 acres 4

2,039 sq.ft. 0.05 acres 5

2,039 sq.ft. 0.05 acres 6

2,039 sq.ft. 0.05 acres 7

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REQUIRED FIRE ACCESS DEAD-END TURNAROUND

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