

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 112141-64596

Building Address 2642 DAHLIA DR
 Parcel No. 2945-022-09-001
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1740 Sq. Ft. Proposed 702
 Sq. Ft. of Lot / Parcel 40,423.68
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5126
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name CHARLES MITCHELL
 Address 2642 DAHLIA DR
 City / State / Zip GJ, CO 81506

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 241-5739

PAID
 NOV 25 2008
RB

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

NOTES: NO sewer or water usage

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 R-1 Maximum coverage of lot by structures 20%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
 Side 15 from PL Rear 30 from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35 Parking Requirement _____
 Voting District _____ Driveway _____ Location Approval _____ Special Conditions _____
 (Engineer's Initials)

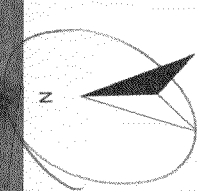
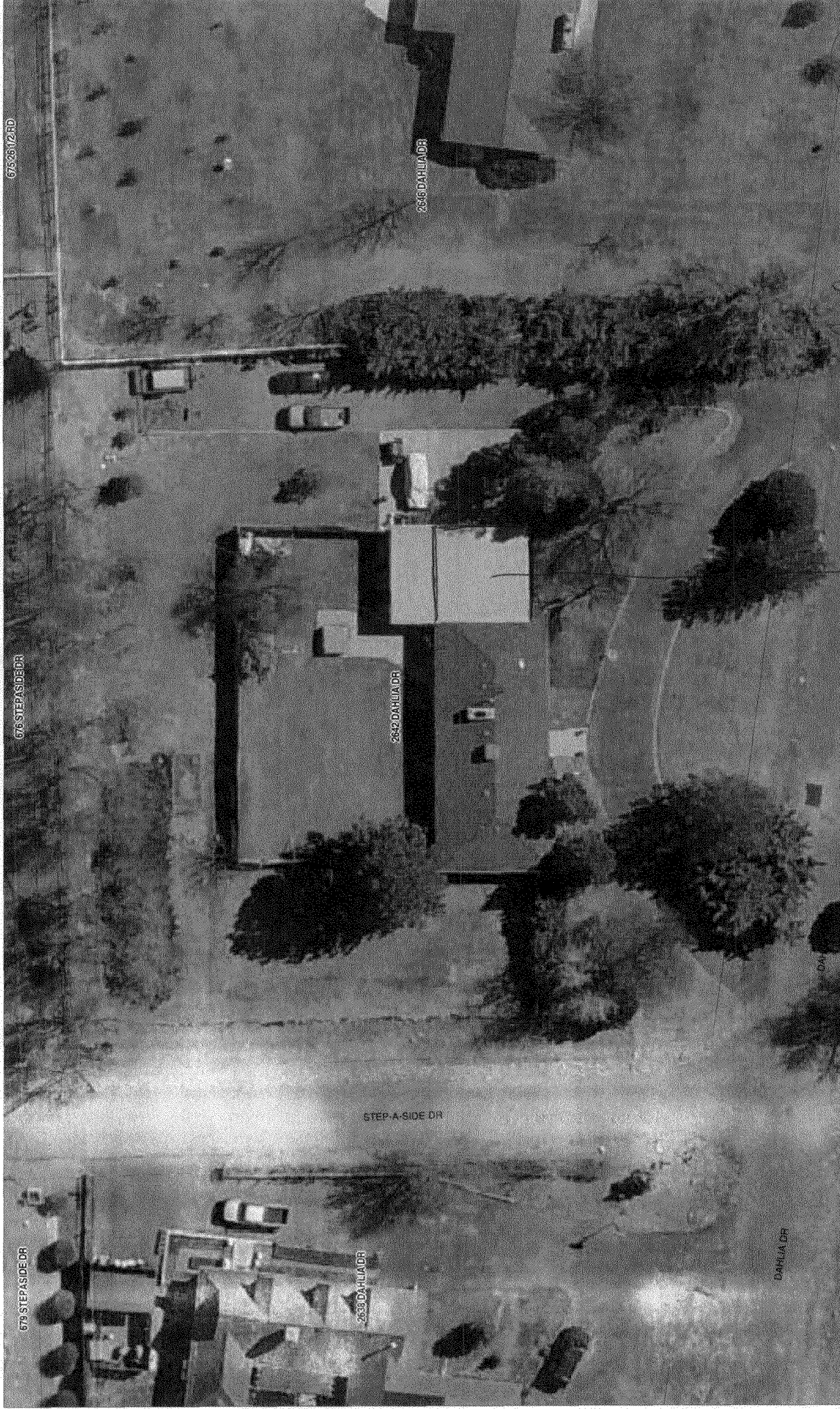
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 _____ Date _____
 Planning Approval Pete Dunlop Date 11/25/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO sewer or water usage</u>
Utility Accounting <u>OK</u>	Date <u>11/25/08</u>		

2642 Dahlia Dr



ACCEPTED for Review 11/25/08
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.

enclose

SCALE 1 : 443

