

FEE \$	10
TCP \$	1589
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 2972 Fairway No. of Existing Bldgs _____ No. Proposed 2445
 Parcel No. 2943-294-42-003 View Drive Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 3173.60
 Subdivision Fairway Pine Sq. Ft. of Lot / Parcel 8032 sq ft
 Filing _____ Block _____ Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4373.60
 Height of Proposed Structure 18 FT

OWNER INFORMATION:

Name Red Rock Construction
 Address 3220 CRD
 City / State / Zip GT, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Chris Veitenheimer
 Address 3220 CRD
 City / State / Zip GT, CO 81503
 Telephone 970-261-4486

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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-4</u>	Maximum coverage of lot by structures <u>50</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>E</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).

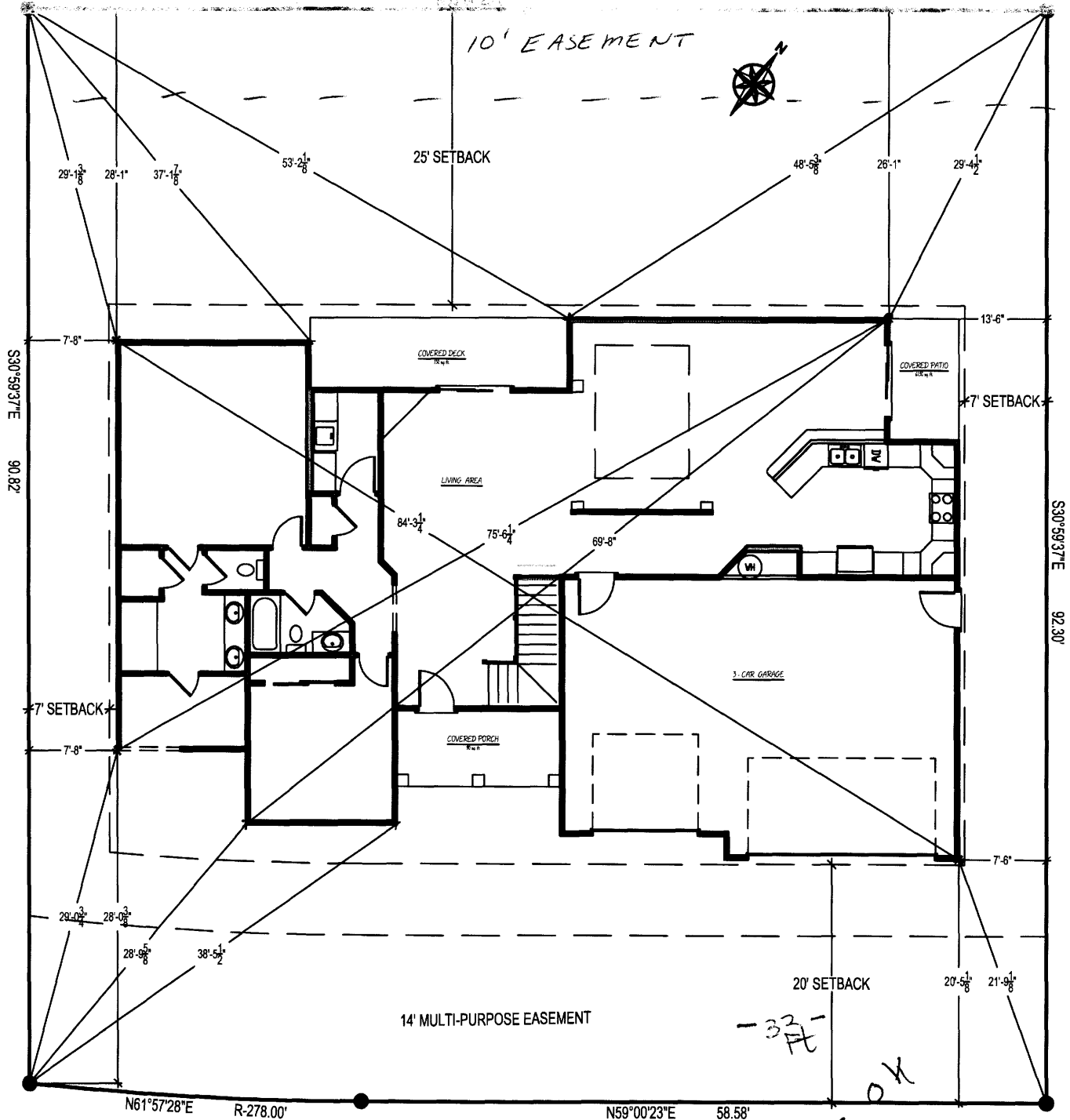
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 01/15/08
 Department Approval PH Gayleen Henderson Date 1-16-08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>paid @ omsb</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/17/08</u>

ACCEPTED PH *Gayleen Anderson* 1-16-08
 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.

Fairway Pines Subdivision	
FILING	-
BLOCK	-
LOT NUMBER	3
LOT SIZE	8032 sq. ft.
LIVING AREA	2945.60 sq. ft.
GARAGE	788.00 sq. ft.
TOTAL AREA	3733.60 sq. ft.



La Pines
 Fairway Pines Subdivision - Red Rock Construction
 Chris Veitenheimer - 970-434-9816



Revisions	
A	
B	
C	
D	
E	

Drawn By: ADT
 REV Date: 12/20/07
 Date: 12/18/07
 Scale: ...

Site Plan
 Sheet: **A1**

-33'-
 Drive OK
 PH