

FEE \$	10
TCP \$	2,554
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 2880 Fall Creek Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-301-96-010 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1400
 Subdivision Unaweeep Heights Sq. Ft. of Lot / Parcel 8663
 Filing 4 Block 2 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,210
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Unaweeep Heights LLC
 Address 514 28 1/4 Rd #5
 City / State / Zip Grand Jct, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Western Constructors
 Address 514 28 1/4 Rd #5
 City / State / Zip Grand Jct, CO 81501
 Telephone (970) 241-5457

***TYPE OF HOME PROPOSED:**

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

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.

NOTES: **open hole foundation observation by a licensed engineer is required prior to foundation construction.*
**full depth basements not permitted in this subdivision*

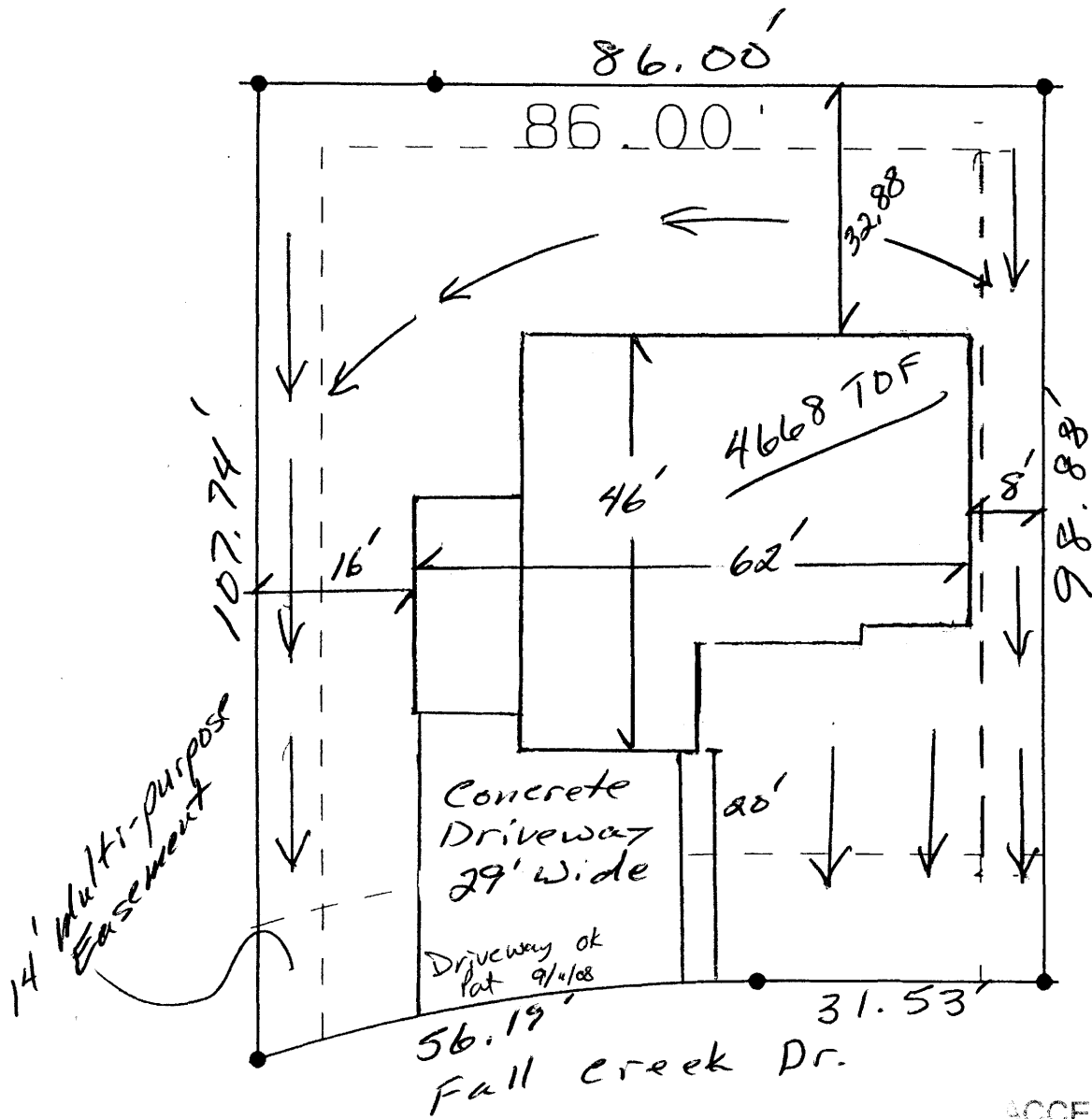
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50'</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>PD</u> (Engineer's Initials)	<u>see notes above per plot</u>

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 Don Saguille Date 8/29/08
 Department Approval SR Pat Dunlap Date 9/15/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>td@CNSD</u>
Utility Accounting <u>[Signature]</u> Date <u>9/15/08</u>



SCALE:
Horiz: 1"=20'

ACCEPTED *RR Pat Denlap* 9/1/08
 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.

Legal: Lot 10, Block 2

Subdivision Unawcep Heights

Street Address: 2880 Fall Creek Dr.
 House sq. ft.: 1400
 Garage sq. ft.: 768
 Covered Porch/Patio: 42
 Lot Size: 8663
 Lot Coverage: _____
 Drainage Type: A

Front Setback 20'
 Side Setback 7'
 Rear Setback 25'

Min TOF 4667.00
 Max TOF 4669.00
 Asbuilt TOF ()

x - spot elevations
 - utility peds

Northstar 3/car