

62172-12287

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. JK

Building Address 290 Holly Ln
 Parcel No. 2945-252-00-068
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1459 Sq. Ft. Proposed ~~816~~ 884
 Sq. Ft. of Lot / Parcel .259 ac 864
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1995 2073 (house + new garage)
 Height of Proposed Structure 15ft

house + existing garage (to be demolished)

OWNER INFORMATION:

Name Trent C Umberger
 Address 290 Holly Ln
 City / State / Zip Grand Jct Colo 81503

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

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone (970) 250-1833

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

NOTES: house # 1179. X .75 = 884

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>7070</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (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 Trent C Umberger Date 4/2/08
 Department Approval Judith A. Rein Date 4/2/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR / WTR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/2/08</u>		

ACCEPTED *Judith A. Rice* 4/2/08

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.

