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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 1849 Linden St  
 Parcel No. 2945-261-19-007  
 Subdivision Orchard Mesa Heights  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 22, 23

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 475 sq FT  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Don Stumbugh  
 Address 1849 Linden St  
 City / State / Zip Orchard mesa CO

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Jonathan Hale  
 Address 2852 Chamomile dr  
 City / State / Zip Grand Jct CO 81501  
 Telephone 970 250 2009

**\*TYPE OF HOME PROPOSED:**

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

NOTES: ~~Attached~~ Detached OK  
revised 4/17/08 RH

**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>70%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____		
	(Engineer's Initials)		

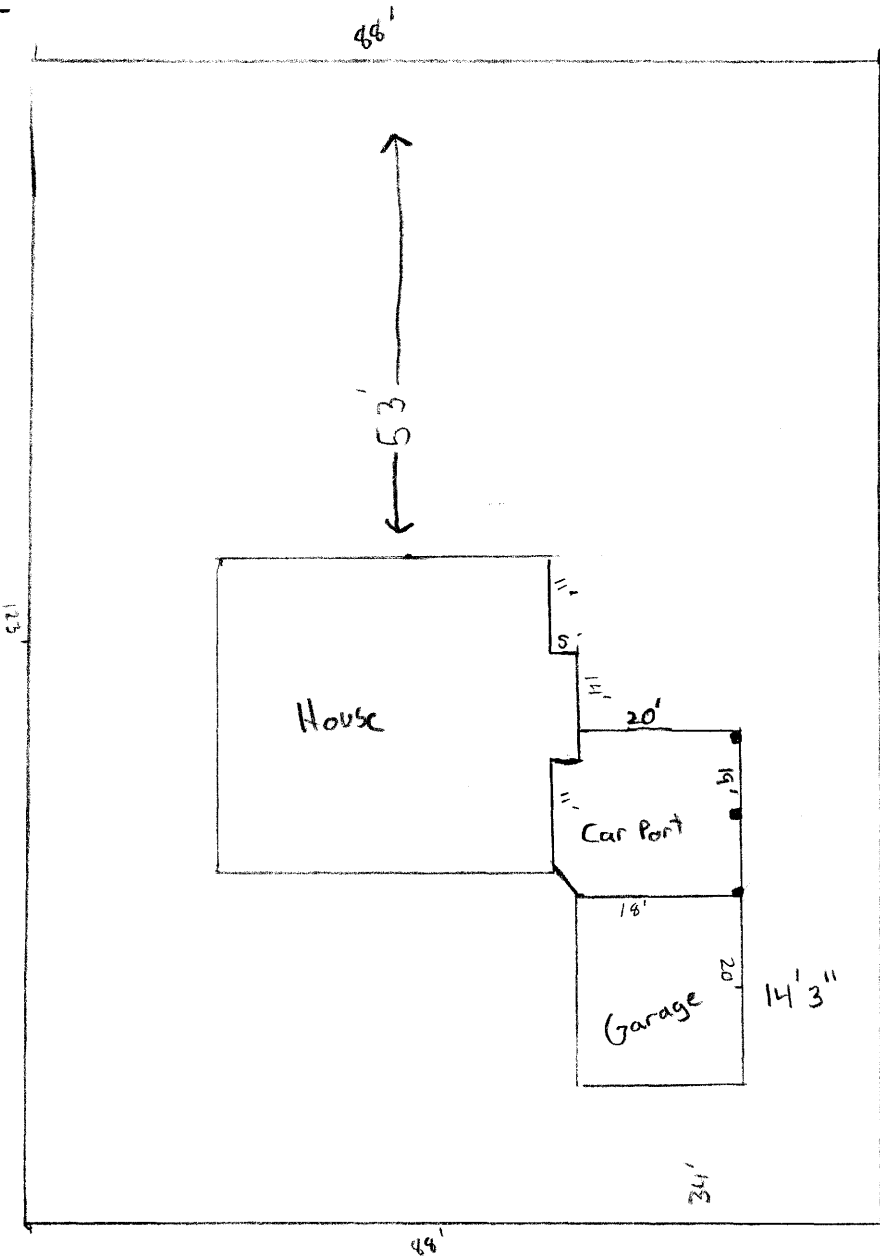
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 4-10-08  
 Department Approval Paul Hornbeck Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>Marshall</u>	Date <u>4/10/08</u>		

1949 Linden St.



4/17/08

ACCEPTED Paul Horned  
 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.

Existing Plan

car port will be in same place but to county specs.