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

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

Building Address 2558 McCook Ave  
 Parcel No. 2945-031-39-010  
 Subdivision Valley Meadows East  
 Filing 2 Block 1 Lot 3

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1405 Sq. Ft. Proposed 825  
 Sq. Ft. of Lot / Parcel 8700  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 40,890 SF.  
 Height of Proposed Structure 15.0 ft.

**OWNER INFORMATION:**

Name Brent Kelley  
 Address 2558 McCook Ave  
 City / State / Zip Grand Jct, Co 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Mark Fenske - Fenske Const.  
 Address 6600 Kannah Ck. Rd.  
 City / State / Zip Whitewater, Co 81527  
 Telephone 242-7765 or 640-2424

**\*TYPE OF HOME PROPOSED:**

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

**PAID**

NOTES: \_\_\_\_\_

TB

**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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>10</u> from PL Rear <u>20</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>32'</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

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.

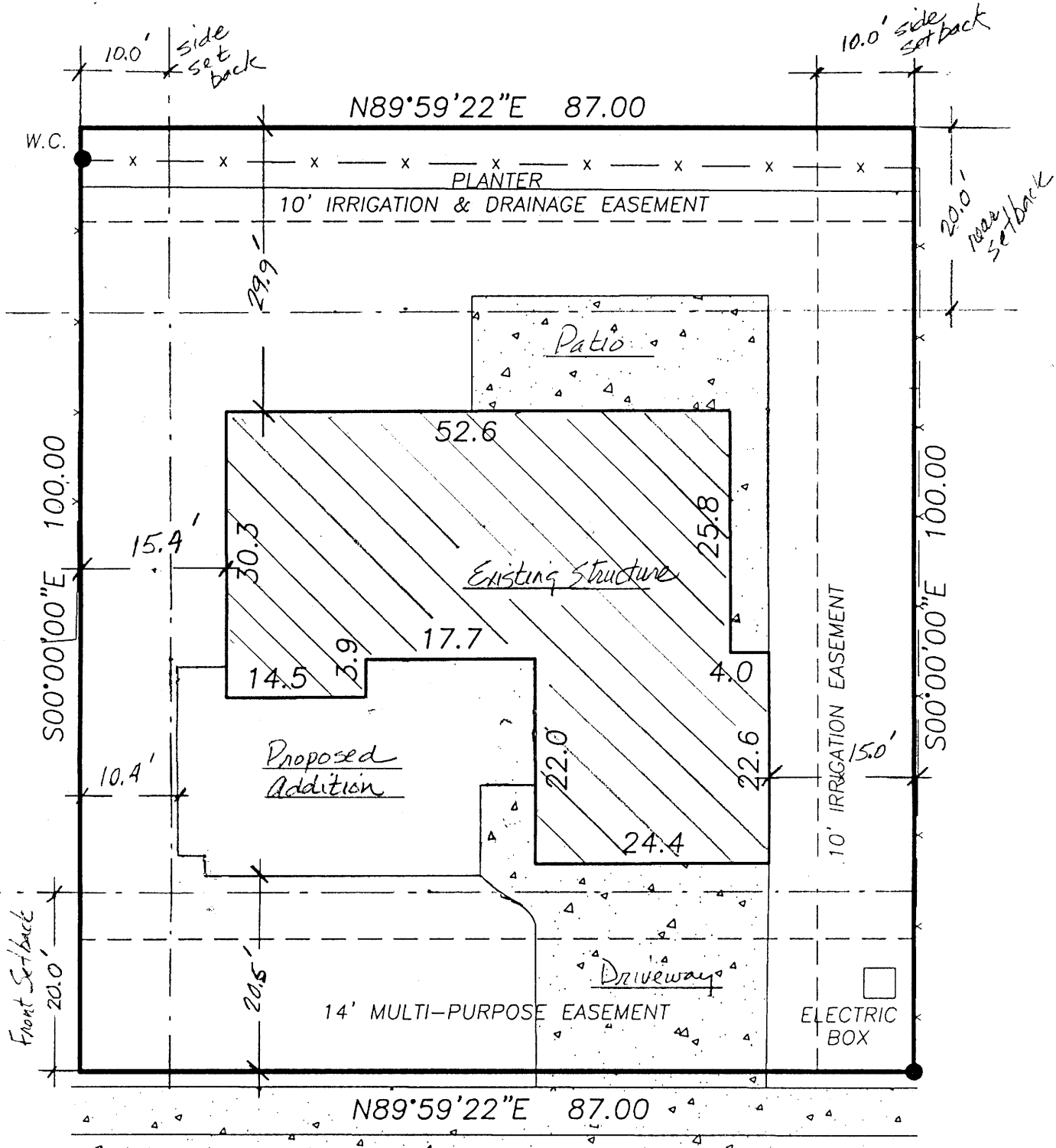
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Mark Paul Fenske Date 7-8-08  
 Planning Approval Pat Dinkley Date 7/9/08

Additional water and/or sewer tap fee(s) are required: YES NO  W/O No.

Utility Accounting W. Bensley Date 7/9/08

ACCEPTED *Pat Dunlap 7/9/08*  
 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.



2558 McCOOK AVENUE