

FEE \$	10 ⁰⁰
TCP \$	2594 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2870 Rock Creek Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-301-33-001 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1408
 Subdivision Unaweeep Heights Sq. Ft. of Lot / Parcel 11,616
 Filing 3 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1850
 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 241-5457

***TYPE OF HOME PROPOSED:**

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

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RB

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.

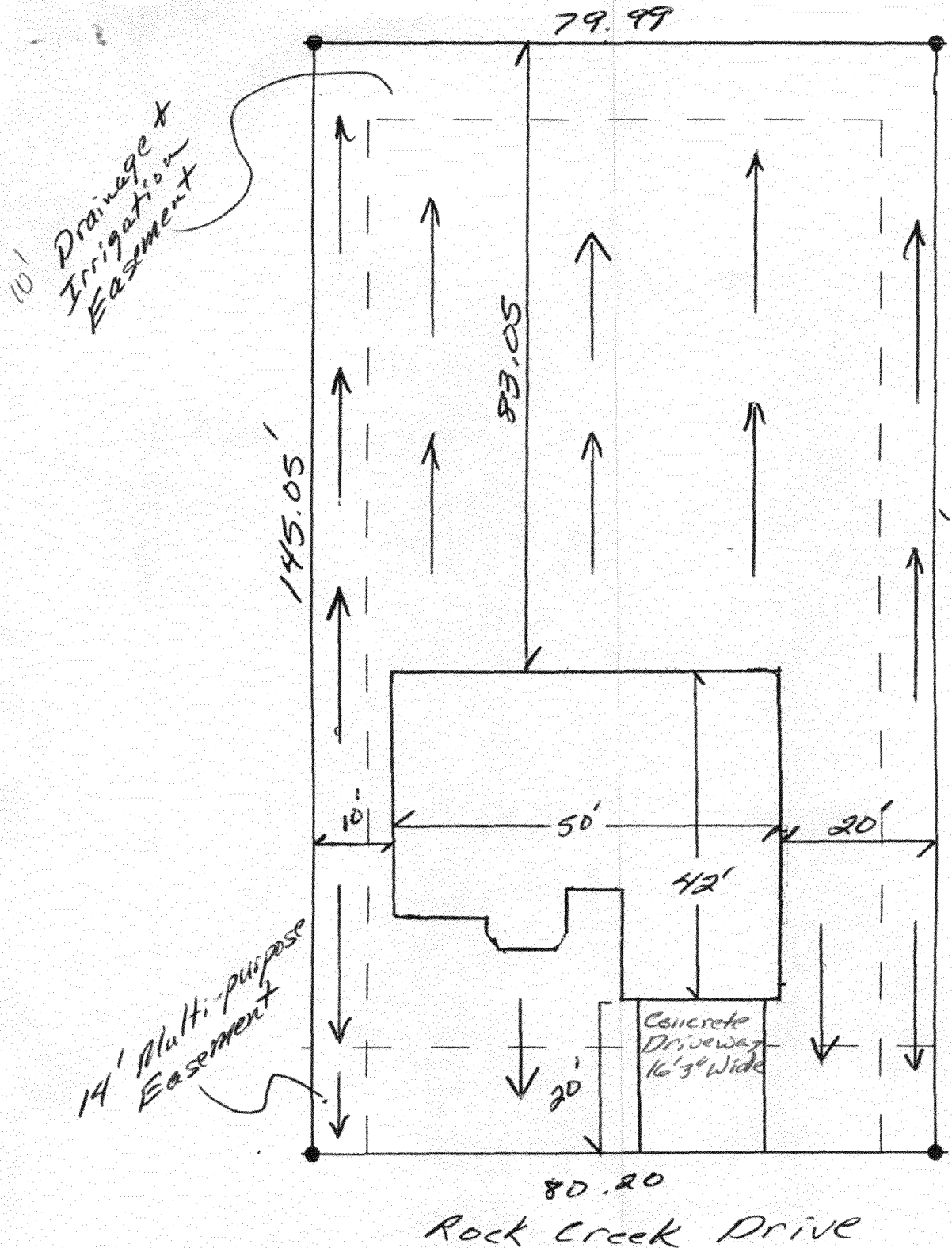
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>1</u> NO _____		
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Engineered foundation</u>		
Voting District <u>E</u> Driveway Location Approval <u>WS</u> (Engineer's Initials)	<u>Required open hole foundation observation by licensed eng. req'd. no full basement</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 Jari Sagille Date 11-12-08
 Department Approval WS Lytle Ruppel Date 11/14/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>pd at omsd</u>
Utility Accounting <u>ane</u>	Date <u>11/26/08</u>



Legal: Lot 1, Block 1

Subdivision unawcep Heights

Street Address: 2870 Rock Creek Dr.
 House sq. ft.: 1408
 Garage sq. ft.: 400
 Covered Porch/Patio: 42
 Lot Size: 11616
 Lot Coverage: N/A
 Drainage Type: B

Front Setback 20'
 Side Setback 7
 Rear Setback 25'

Min TOF 4666.5
 Max TOF 4668.5
 Asbuilt TOF ()

x - spot elevations
 - utility peds

Northstar Spec.