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|--------|---------|
| FEE \$ | 10.00   |
| TCP \$ | 1589.00 |
| SIF \$ | 460.00  |

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

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

Building Address 2902 River Bend Ln  
 Parcel No. 2943-292-38-002  
 Subdivision River View Estates  
 Filing 1 Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2003  
 Sq. Ft. of Lot / Parcel 8917.67  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2651  
 Height of Proposed Structure 20

**OWNER INFORMATION:**

Name Bill Dorn  
 Address 1524 crestview way.  
 City / State / Zip Grand Jet Colo 81506

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

**APPLICANT INFORMATION:**

Name Darrel Baker  
 Address 441 manzana Drive.  
 City / State / Zip Grand Jet Colo 81503  
 Telephone 970-243-1335 / 640-4325

\*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.

| 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>JTR</u><br>(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 \_\_\_\_\_  
 Department Approval [Signature] Date \_\_\_\_\_

|  |   |                             |                          |
|--|---|-----------------------------|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>MSD #5137</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>1/24/08</u>                     |                             |                          |

# 2902 River Bend

