

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 2910 RIVER BEND LN No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2943-292-38-006 Sq. Ft. of Existing Bldgs 2100 Sq. Ft. Proposed 192
 Subdivision RIVER VIEW ESTATES Sq. Ft. of Lot / Parcel 8366
 Filing _____ Block 3 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2292
 Height of Proposed Structure 7'

OWNER INFORMATION:

Name JAMES & CONNIE MOFFATT
 Address 2910 RIVER BEND LN
 City / State / Zip GRAND JCT., CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SHED - STORAGE 12x16

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 243-8066

***TYPE OF HOME PROPOSED:**

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

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 PLANNING STAFF

ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7'/3' from PL Rear 25'/5' from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35' Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

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 James Moffatt Date 7/14/08
 Planning Approval Baylean Holden Date 7-14-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>OMSD -</u>
Utility Accounting <u>2</u>	Date <u>7/14/08</u>		

JUNIPER

FENCE

N89°48'50"E 78.17'

V. Easement

10' MULTI-PURPOSE EASEMENT

12' X 16' SHED / GREENHOUSE

25' Setback

GARDEN

GRASS

34'-11 13/16

35'-0 1/4

35'-2 9/16

35'-11 1/16

35'

4'-0" AC 3'-6"

12'-0" PATIO

FENCE

N00°00'00"E

107.48'

6'-0"

4'-0"

FENCE

N00°00'00"E

107.74'

7-14-08

ACCEPTED *Danien Henderson*

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.

CEMENT

7' Setback

7' Setback

GATE

SIDEWALK 4'-0"

25'-0 9/16

29'

29'

Green Ash

22'-6"

DRIVEWAY

GRASS

20' Setback

14' MULTI-PURPOSE EASEMENT

ZERO SCAPE