

FEE \$	10.00
TCP \$	1589
SIF \$	460

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

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

*JK*

Building Address 265 Silvertip Way No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-301-35-008 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1455  
 Subdivision Unawep Heights Sq. Ft. of Lot / Parcel 11,835  
 Filing 3 Block 3 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,257  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Unawep 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): \_\_\_\_\_

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.**

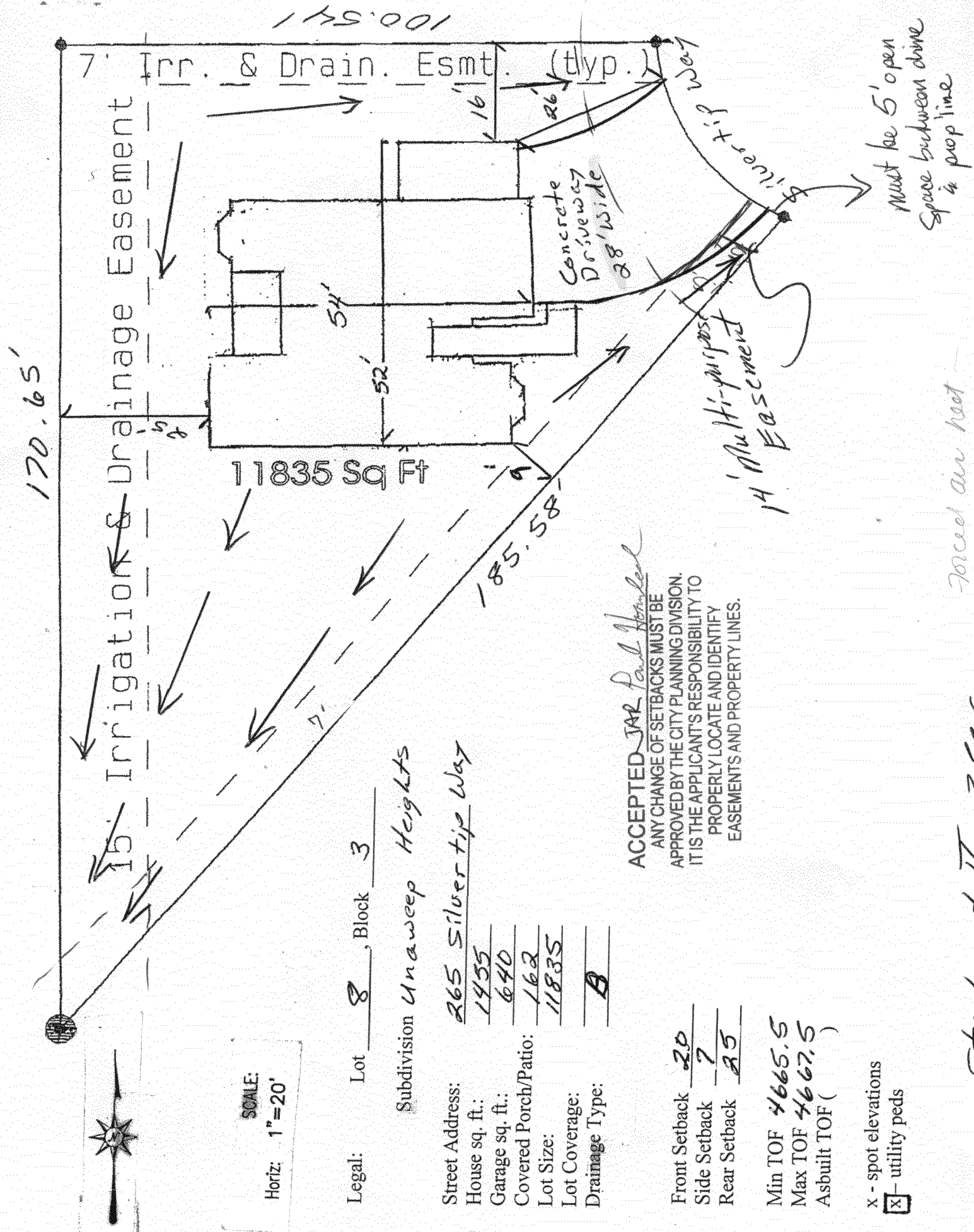
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered Foundation Required</u>		
Voting District <u>E</u>	Driveway Location Approval <u>PDOK</u> (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 Jon Aguillo Date 5-13-08  
 Department Approval Paul Hoffmeyer Date 5/28/08

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



ACCEPTED JAR Paul Hornlund  
 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.

Legal: Lot 8, Block 3

Subdivision Unaweeep Heights

Street Address: 265 Silver tip Way

House sq. ft.: 1455

Garage sq. ft.: 640

Covered Porch/Patio: 162

Lot Size: 11835

Lot Coverage:           

Drainage Type: A

Front Setback 20

Side Setback 7

Rear Setback 25

Min TOF 4665.5

Max TOF 4667.5

Asbuilt TOF ( )

x - spot elevations  
 - utility peds

Ch. 1 - 177 - 2 car

forced air heat

Must be 5' open space between drive in prop line