

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

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

BLDG PERMIT NO. _____

Building Address 13971-8759
732 WEDGE DR.
 Parcel No. 270-363-14-009
 Subdivision Fairway PARK 1959
 Filing _____ Block 4 Lot 9

No. of Existing Bldgs ONE No. Proposed 1 Addition
 Sq. Ft. of Existing Bldgs 3200 Sq. Ft. Proposed 264330
 Sq. Ft. of Lot / Parcel AC = 1,386
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3530
 Height of Proposed Structure 12

OWNER INFORMATION:

Name Cheryl Duree-Kilgore/Benny Kilgore
 Address 732 WEDGE Drive
 City / State / Zip Grand Jct. Co 81506

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 970-242-0332

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): ONE CAR Addition
NO WTR/SWR - Change

***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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway _____
 Location Approval _____
 (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 Benny H. Kilgore Date 7-24-08
 Department Approval Gayle H. Haden Date 7-24-08

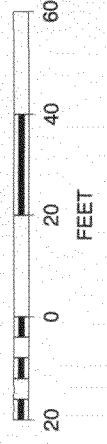
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO WTR/SWR Change</u>
Utility Accounting <u>9</u>	Date <u>7/24/08</u>		

732 Wedge Dr

U.D.C.
1,800-922-1987
10 ft from Side Boundary



SCALE 1 : 444



7-24-08

ACCEPTED *Rayson 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.

2701-363-14-009