

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

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

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

Building Address 1435 White Ave  
 Parcel No. 2945-133-07-005  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 4,018 Sq. Ft. Proposed 105  
 Sq. Ft. of Lot / Parcel 6,250  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1,123 <sup>17%</sup>  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Dee Riggio  
 Address 1351 19 rd  
 City / State / Zip Fruita Co 81521

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

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address Same  
 City / State / Zip \_\_\_\_\_  
 Telephone 270-9422

\*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 PLANNING STAFF**

ZONE R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Maximum Height of Structure(s) 35' Parking Requirement \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ Special Conditions TB  
 (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).

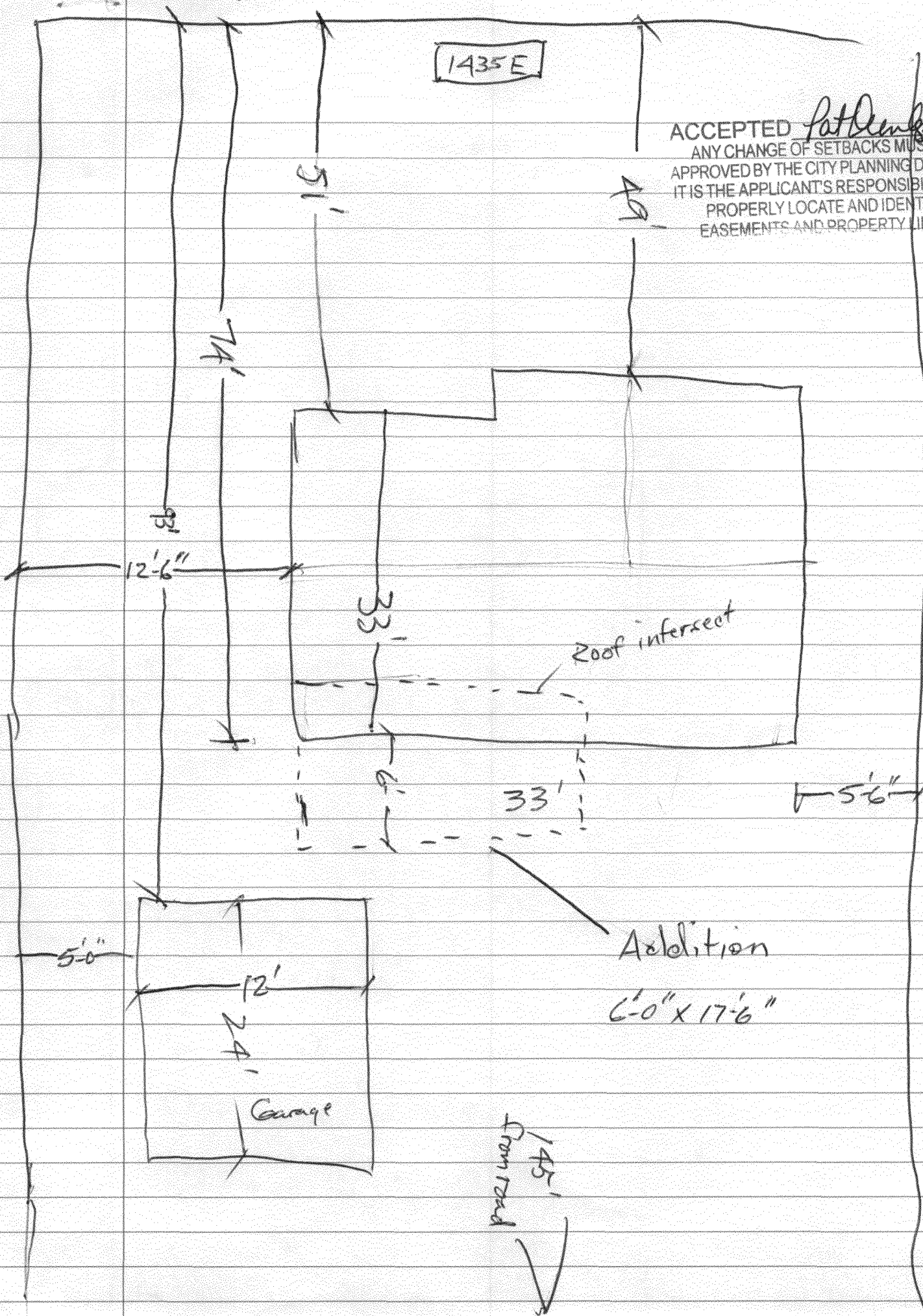
Applicant Signature Dee Riggio Date 7-15-08  
 Planning Approval Pat Dunlop Date 7/15/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Beasley</u>	Date <u>7/15/08</u>		

White Ave.

1435 E

ACCEPTED *Pat Decker 7/15/08*  
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.



Roof intersect

Addition  
6'-0" x 17'-6"

Garage

From road  
145'