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21260

PLANNING CLEARANCE

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

BLDG PERMIT NO. _____

Building Address 539 N 23rd
 Parcel No. 2945-131-16-007
 Subdivision Mesa Gardens Sub
 Filing _____ Block 2 Lot 8

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel chg
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) NO
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Brett McLoon
 Address 539 N 23rd St.
 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): removal of existing shingles & reshingle

APPLICANT INFORMATION:

Name Brett McLoon
 Address SAME
 City / State / Zip SAME
 Telephone 970-248-4860

***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 <u>R8</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>35</u>	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 Brett McLoon Date 10-2-09

Planning Approval C. McKee Date 10/2/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>no-reading</u>
Utility Accounting <u>Other Power</u>	Date <u>10-2-09</u>		