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

BLDG PERMIT NO. _____

Building Address 674 26 Road #9180
 Parcel No. 2945-022-00-007
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed no chg
 Sq. Ft. of Existing Bldgs 3261 Sq. Ft. Proposed 48
 Sq. Ft. of Lot / Parcel 39552
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3309 + 3720 = 6117
 Height of Proposed Structure _____

OWNER INFORMATION:

Name James E Benson
 Address 674, 26 Rd
 City / State / Zip Coral Jct CO 81504

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): enclosed sun porch

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 640-0632

***TYPE OF HOME PROPOSED:**

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

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>R1</u>	Maximum coverage of lot by structures <u>20</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>15</u> from PL Rear <u>30</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	

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).

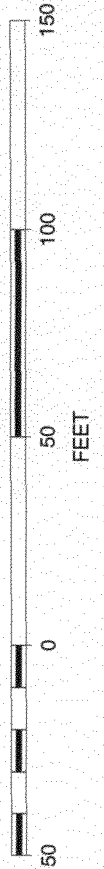
Applicant Signature James E Benson Date 8-26-09
 Planning Approval C Miller Date 8/26/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>porch</u>
Utility Accounting <u>rolled down</u>	Date <u>8/26/09</u>		

674 26 Road



SCALE 1 : 545



ACCEPTED
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.