

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

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

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

Building Address 542 1/2 28 1/2 Rd No. of Existing Bldgs 2 No. Proposed 0  
 Parcel No. 2943-074-17-016 Sq. Ft. of Existing Bldgs 930 Sq. Ft. Proposed 1050  
 Subdivision Cottonwood Meadows Lot 16 B1K7 1st Abd Sq. Ft. of Lot / Parcel 4007.52  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**OWNER INFORMATION:**

Name Sherry L. Heibner  
 Address 542 1/2 28 1/2 Rd  
 City / State / Zip GJ CO 81501

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4007.52  
 Height of Proposed Structure 9 Ft high

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Shed  
NO SWR/WR

**APPLICANT INFORMATION:**

Name Sherry L. Heibner  
 Address 542 1/2 28 1/2 Rd  
 City / State / Zip GJ CO 81501  
 Telephone (970) 433-7555

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: moving existing shed

**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 PO Maximum coverage of lot by structures 70%  
 SETBACKS: Front 14' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) \_\_\_\_\_ 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).

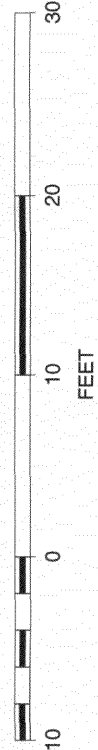
Applicant Signature Sherry Heibner Date 4/20/2009  
 Planning Approval Pat Oenig Date 4/20/2009

|  |                     |    |                                |
|--|---------------------|----|--------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                 | NO | W/O No. <u>NO WTR/SWR Chan</u> |
| Utility Accounting                                     | Date <u>4/20/09</u> |    |                                |

# 542 1/2 28 1/2 Rd



SCALE 1 : 125



ACCEPTED *Pat Shealy 4/20/09*  
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.

