

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 19079

Building Address 609<sup>1/2</sup> 28<sup>3/4</sup> Rd, GT, Co No. of Existing Bldgs 2 No. Proposed 1  
 Parcel No. 2943-064-00-028 Sq. Ft. of Existing Bldgs APPRX 2600 Sq. Ft. Proposed APPRX 1120  
 Subdivision NA Sq. Ft. of Lot / Parcel APPRX 37,700  
 Filing \_\_\_\_\_ Block NA Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) APPRX 4000  
 Height of Proposed Structure 14'

**OWNER INFORMATION:**

Name Mark & Laura Head  
 Address 609<sup>1/2</sup> 28<sup>3/4</sup> Rd, GT, Co  
 City / State / Zip Grand Jct, Co 81506

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): SHOP

**APPLICANT INFORMATION:**

Name Robert Dorsey  
 Address P.O. Box 4063  
 City / State / Zip Grand Jct, Co 81504  
 Telephone 986-1783

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: detached garage  
no toilet / no

**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-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO   
 Side 5'/3' from PL Rear 25'/5' from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO   
 Maximum Height of Structure(s) 35' Parking Requirement \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

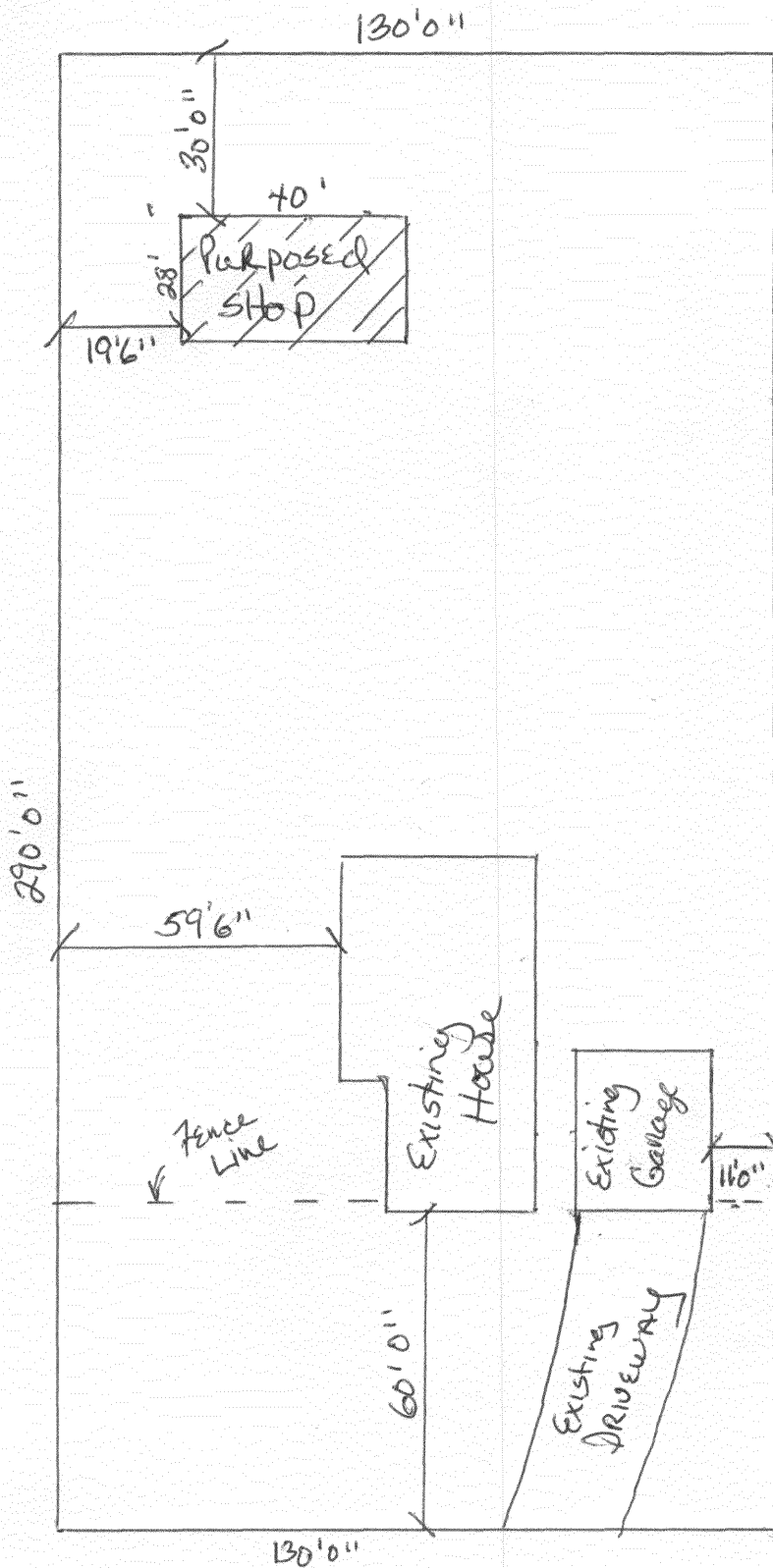
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MAR 04 2009  
KDD

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 Robert Dorsey Date 3-4-09  
 Planning Approval Dayleen Henderson Date 3-4-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>ame</u>	Date <u>3/4/09</u>		



290'0"

North  
↓

2/17 3-4-09  
 ACCEPTED Dayleen Henderson  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EXISTING AND PROPOSED SETBACK LINES.

←→ 28<sup>3</sup>/<sub>4</sub> Road

Mark & Laura Head  
 609 ~~28~~ - 28<sup>3</sup>/<sub>4</sub> Road, Grand Jct, Co 81506  
 Tax # 2943-064-00-028