

FEE \$	10 <sup>-</sup>
TCP \$	2554 <sup>-</sup>
SIF \$	460 <sup>-</sup>

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

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

Building Address 644 1/2 29 1/2 Rd  
 Parcel No. 2943-054-94-001  
 Subdivision Crover Acres  
 Filing \_\_\_\_\_ Block — Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs ~~31950~~ Sq. Ft. Proposed 31950'  
 Sq. Ft. of Lot / Parcel 27,007.2  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4500   
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Rafael + Nenci Quintana  
 Address 106 Santa Fe Dr  
 City / State / Zip Grand Jct, Colo 81501

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

**APPLICANT INFORMATION:**

Name John Blders (Tex)  
 Address 2664 Paradise Dr  
 City / State / Zip Grand Jct, Colo 81506  
 Telephone 970-201-3377

\*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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <input checked="" type="checkbox"/>		
Voting District <u>D</u>	Driveway Location Approval <u>WS</u> (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 John Dolman Date April 17 2009  
 Planning Approval WS C Mcker Date 4/27/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>td@GJV</u>
Utility Accounting <u>0</u>	Date <u>4/27/09</u>

