

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

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

BLDG PERMIT NO. _____

6714-0

Building Address 2545 BOOKCLIFF AVE No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 2945-121-33-001 Sq. Ft. of Existing Bldgs 2,280 Sq. Ft. Proposed 384
 Subdivision ARBOR VILLAGE Sq. Ft. of Lot / Parcel 8,875
 Filing 1ST ADD Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,504
OWNER INFORMATION: Height of Proposed Structure 16'

Name DON HOBBS
 Address 2545 BOOKCLIFF AVE
 City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 16' x 24' SHOP

APPLICANT INFORMATION:
 Name MOR STORAGE SALES
 Address 3010 I-70B
 City / State / Zip G.J., CO 81504
 Telephone 254-0460

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

NOTES: no water / sewer

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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5'/3' from PL Rear 10'/5' from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35' Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions **PAID**
 (Engineer's Initials) **APR 06 2009**
KB

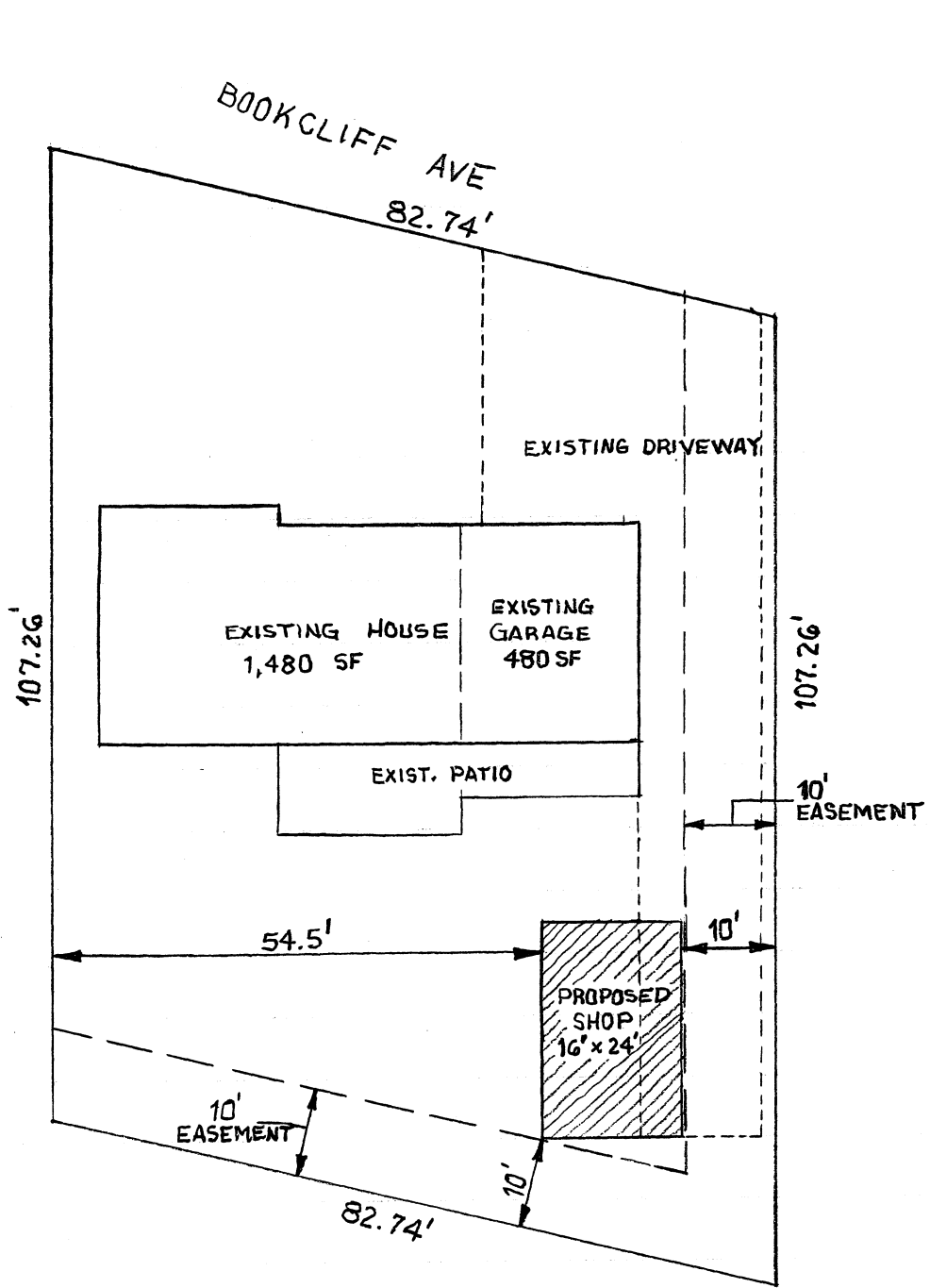
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Sam Blocha Mor Storage Date 4-3-09
 Planning Approval Gayleen Henderson Date 4-6-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water / sewer</u>
Utility Accounting	<u>One</u>	Date	<u>4/6/09</u>

2545 BOOKCLIFF AVE.



PLOT PLAN

4-6-09
ACCEPTED *Gayleen Henderson*
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.