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

BLDG PERMIT NO. 15643-0

Building Address 2949 D 1/2 Rd
 Parcel No. 2943-173 - 001-12000
 Subdivision Wexford Sub
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3452 Sq. Ft. Proposed 1892
 Sq. Ft. of Lot / Parcel 67,430
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1892
 Height of Proposed Structure _____

OWNER INFORMATION:

Name THOMAS LA DUKE
 Address 825 NORTH CREST DR.
 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): TEAR DOWN SHOP (1360SF) & fence

APPLICANT INFORMATION:

Name THOMAS LA DUKE
 Address 825 North Crest Dr
 City / State / Zip GRAND JCT CO 81506
 Telephone 970 245 9271

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

NOTES: _____
PAID
AUG 04 2009
KB

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 R8 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL Rear _____ from PL Floodplain Certificate Required: YES _____ NO _____
 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 [Signature] Date 04-JULY-2009
 Planning Approval [Signature] Date 8/4/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>sewer / water</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/4/09</u>