

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 2998 Debra St Unit A
 Parcel No. 2943-201-00-001 (Parent)
 Subdivision Monarch Ridge
 Filing 1 Block 1 Lot 15

No. of Existing Bldgs _____ No. Proposed 2
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1250x2
 Sq. Ft. of Lot / Parcel 90 x 96.63 = 8898
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2500
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name Eric Luders
 Address 2031 New Orchard
 City / State / Zip GT Co 81500

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DAG Custom Homes LLC
 Address 603 28 1/4 rd
 City / State / Zip GT Co 81500
 Telephone 970-201-1853

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: 1/2 of Duplex per G. # 112

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' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District "E" Driveway Location Approval [Signature] Special Conditions Engineered Foundations Req'd
 (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).

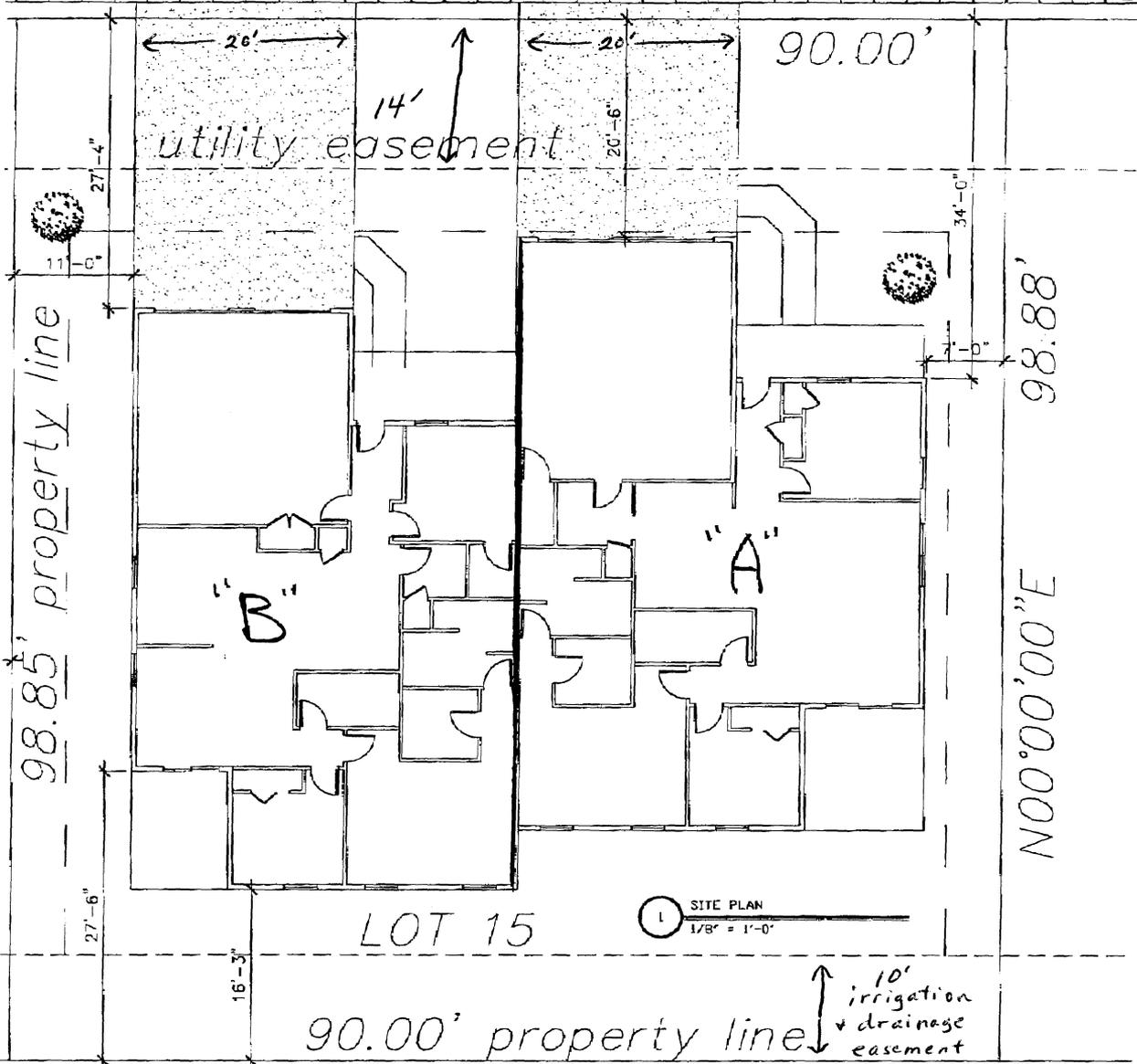
Applicant Signature _____ Date 4/7/09
 Planning Approval [Signature] Date 4/13/09

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>21380</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/15/09</u>		

DEBRA ST.

SIDEWALK

SECT B
4616-4
P.0



1 SITE PLAN
1/8" = 1'-0"

SETBACKS
 FRONT /NORTH = 20'-6"
 REAR /SOUTH = 16'-3"
 SIDE/EAST = 7'-0"
 SIDE/WEST = 11'-0"

ACCEPTED *g/h C McKee*
 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.

2999 DEBRA ST UNIT "A"

DRIVE IS 20' WIDE

SCALE APPROX 1/16" = 1 FOOT

MONARCH RIDGE
CRESCENT
SITE PLAN