

FEE \$	10 chg
TGP \$	
SIF \$	

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

BLDG PERMIT NO. _____

Building Address 2073 Del Mar Dr
 Parcel No. 2701-264-16-011
 Subdivision Paradise Mills
 Filing 5 Block 17 Lot 9

No. of Existing Bldgs 1 No. Proposed 10 chg
 Sq. Ft. of Existing Bldgs 1790 Sq. Ft. Proposed —
 Sq. Ft. of Lot / Parcel 11543
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 840SF new driveway
2630 + 765 = 3395
 Height of Proposed Structure N/A

OWNER INFORMATION:
 Name James Lee
~~Jose Pobles~~
 Address 2673 Del Mar
 City / State / Zip Grand - Jct. Co. 81504

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

APPLICANT INFORMATION:
 Name Jose Pobles
 Address 3058 D.R.
 City / State / Zip Grand - Jct. Co. 81504
 Telephone (970) 245-6812

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): existing driveway
same as existing area involving curbs
out & replacement

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>R4</u>	Maximum coverage of lot by structures <u>50</u>		
SETBACKS: Front <u>20/25</u> from property/line (PL)	Permanent Foundation Required: YES _____ NO <u>/</u>		
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District _____	Driveway Location Approval _____ (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 Jose Pobles Date 8-10-09
 Planning Approval Moller Date 8/10/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

2673 Del Mar Drive



SCALE 1 : 291

