

FEE \$ <u>10⁰⁰</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 33288-0

Building Address 2037 F 3/4 Rd
 Parcel No. 2947-152-30-011
 Subdivision Independence Ranch
 Filing 2 Block 1 Lot 6

No. of Existing Bldgs 2 No. Proposed no chg
 1886 + 120 + 703
 Sq. Ft. of Existing Bldgs 2709 Sq. Ft. Proposed over existing concrete pad
 Sq. Ft. of Lot / Parcel 13960
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Second story
 Height of Proposed Structure 23'

OWNER INFORMATION:

Name Erik Speer
 Address 2037 F 3/4
 City / State / Zip G Jct. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): add 3rd Bay to Garage

JUN 24 2009

APPLICANT INFORMATION:

Name ACCI 2000
 Address PO Box 511
 City / State / Zip Clifton, CO 81520
 Telephone 970 210 7670

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

NOTES: addition for master bedroom & pool table room, add'l bathroom - no kitchen facilities -

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>PD</u>	Maximum coverage of lot by structures <u>6000 SF</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Floodplain Certificate Required: YES NO <u>X</u>
Maximum Height of Structure(s) <u>32</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 Chris Walker Date 6/24/09
 Planning Approval Wendy Spurr Date 6/24/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>Done</u>	Date <u>6/24/09</u>		

2037 F 3/4 Road

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ACCEPTED

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.



SCALE 1 : 268



5.5