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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 186 Falcon Ridge Dr, GJ, 81503 No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2943-311-35-006 Sq. Ft. of Existing Bldgs Approx 3800 Sq. Ft. Proposed Approx 750  
 Subdivision O.M. Family Estates Sq. Ft. of Lot / Parcel Approx 17,600 Sq Ft  
 Filing 1 Block \_\_\_\_\_ Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Approx 4600 Sq Ft  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Mr & Mrs Gentry  
 Address 877 Jasper  
 City / State / Zip Florida, Co 81526

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

**APPLICANT INFORMATION:**

Name Dorsey Custom Homes + Framing LLC  
 Address P.O. Box 40483  
 City / State / Zip Grand Jct, Co 81504  
 Telephone 986-1783

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

**PAID**  
 11/20/2009  
**RB**

NOTES: NO sewer / water

**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 R2 Maximum coverage of lot by structures 30  
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District F 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 Robert D McKee Date 7/20/09  
 Planning Approval C McKee Date 7/20/09

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>Armed</u>	Date	<u>7/20/09</u>

