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

BLDG PERMIT NO. _____

42637-0

Building Address 2855 Fenel Avenue No. of Existing Bldgs 2 No. Proposed same
 Parcel No. 2943-19, 27-007 Sq. Ft. of Existing Bldgs 1489+80= Sq. Ft. Proposed 1569
 Subdivision White Willows Sq. Ft. of Lot / Parcel .210
 Filing 1 Block 7 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name ~~Ken~~ SUSAN M WALTER
 Address 2855 FENEL AVE
 City / State / Zip GRAND JCT CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Accessory structure (shed)

APPLICANT INFORMATION:

Name Ken Walter
 Address 3102 W 34TH AVE
 City / State / Zip ANCHORAGE AK 99517
 Telephone 970 260 5885

***TYPE OF HOME PROPOSED:**

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

NOTES: NO planning clearance previously issued - current location meets current zoning bulk requirements for 8x10 shed

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 R4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO X
 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 _____ Driveway Location Approval _____ Special Conditions ACC APPROVAL PAID
 (Engineer's Initials) _____ APR 21 2009
RB

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).

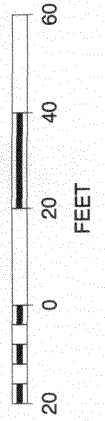
Applicant Signature [Signature] Date 4-21-09
 Planning Approval [Signature] Date 4/21/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no water / sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/21/09</u>		

2855 Fenel Avenue



SCALE 1 : 467



ACCEPTED *[Signature]*
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.