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

BLDG PERMIT NO. m

12758 0

Building Address 313 W. HIGHLAND No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2943-193-05-007 Sq. Ft. of Existing Bldgs 1800 Sq. Ft. Proposed 1080  
 Subdivision Highland Acres Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing \_\_\_\_\_ Block 1 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1800  
 Height of Proposed Structure 15'

**OWNER INFORMATION:**

Name WALTER F KOCHNEVAR JR  
 Address 313 W. HIGHLAND DR  
 City / State / Zip CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 30' x 34 GARAGE

**APPLICANT INFORMATION:**

Name WALTER F KOCHNEVAR JR  
 Address 313 W. HIGHLAND DR.  
 City / State / Zip CO 81503  
 Telephone 970-201-6577

**\*TYPE OF HOME PROPOSED:**

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

with BATHROOM NO KITCHEN FACILITIES

NOTES: \_\_\_\_\_

**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**

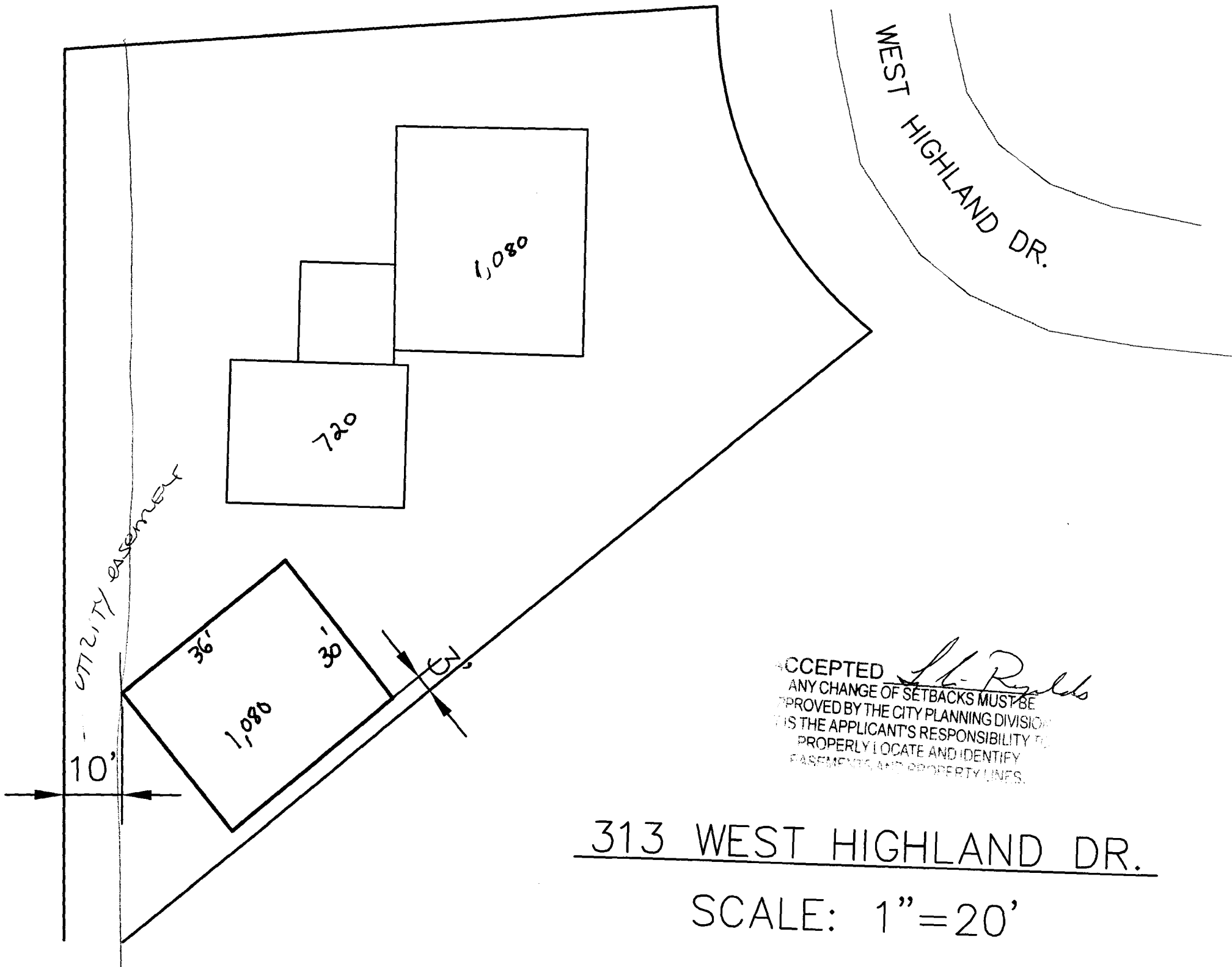
ZONE R-8 Maximum coverage of lot by structures 70  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO  
 Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES NO  
 Maximum Height of Structure(s) 35 Parking Requirement \_\_\_\_\_  
 Voting District \_\_\_\_\_ 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 Walter F Kochnevar Jr Date 9/1/09  
 Planning Approval Lynia Reynolds Date 9/1/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Small Case</u>	Date <u>9/1/09</u>		



ACCEPTED *J. H. Reynolds*  
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.

313 WEST HIGHLAND DR.  
SCALE: 1" = 20'