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

BLDG PERMIT NO. 9384-0

Building Address 706 Ivanhoe Way No. of Existing Bldgs 2 No. Proposed 1  
 Parcel No. 2701-353-18-015 Sq. Ft. of Existing Bldgs 2332 Sq. Ft. Proposed 768  
 Subdivision Sunset Terrace Sq. Ft. of Lot / Parcel .388 ac  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Shawn + Desiree Garcia DESCRIPTION OF WORK & INTENDED USE:  
 Address 706 Ivanhoe Way  New Single Family Home (\*check type below)  
 City / State / Zip G.J. CO 81506  Interior Remodel  Addition  
 Other (please specify): Detached garage

**APPLICANT INFORMATION:**

Name Desiree Garcia \*TYPE OF HOME PROPOSED:  
 Address 706 Ivanhoe Way  Site Built  Manufactured Home (UBC)  
 City / State / Zip G.J. CO 81506  Manufactured Home (HUD)  
 Telephone 970-245-8892  Other (please specify): \_\_\_\_\_

NOTES: Remodel existing garage

**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 \_\_\_\_\_  
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES  NO \_\_\_\_\_  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 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 Desiree Garcia Date 7/1/09  
 Planning Approval Wendy Spurr Date 7/1/09

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>NO</u>
Utility Accounting <u>[Signature]</u>	Date	<u>7/1/09</u>	

# 706 Ivanhoe Way



SCALE 1 : 339



ACCEPTED *Pat Denbar* 7/6/09  
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.

*Garage of  
Meredith Denbar  
for office*

