

FEE \$ 10
 TCP \$ 2,554
 SIF \$ 460

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 680 Muirfield Drive

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-052-00-030⁹⁵010

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926

Subdivision WALNUT ESTATES

Sq. Ft. of Lot / Parcel 9750

Filing 1 Block 1 Lot 10

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300 ^{33^{sq}}

OWNER INFORMATION:

Name SNEDDON CONSTRUCTION INC.

DESCRIPTION OF WORK & INTENDED USE:

Address 2452 HOME RANCH CT.

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

City / State / Zip GJ / CO / 81505

APPLICANT INFORMATION:

Name SNEDDON CONSTRUCTION INC.

***TYPE OF HOME PROPOSED:**

Address 2452 HOME RANCH CT.

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

City / State / Zip GJ / CO / 81505

NOTES: _____

Telephone 970-201-9098

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-5

Maximum coverage of lot by structures 60

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES NO

Side 5 from PL Rear 25 from PL

Floodplain Certificate Required: YES NO

Maximum Height of Structure(s) 35

Parking Requirement 2

Voting District D Driveway Location Approval JK
 (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).

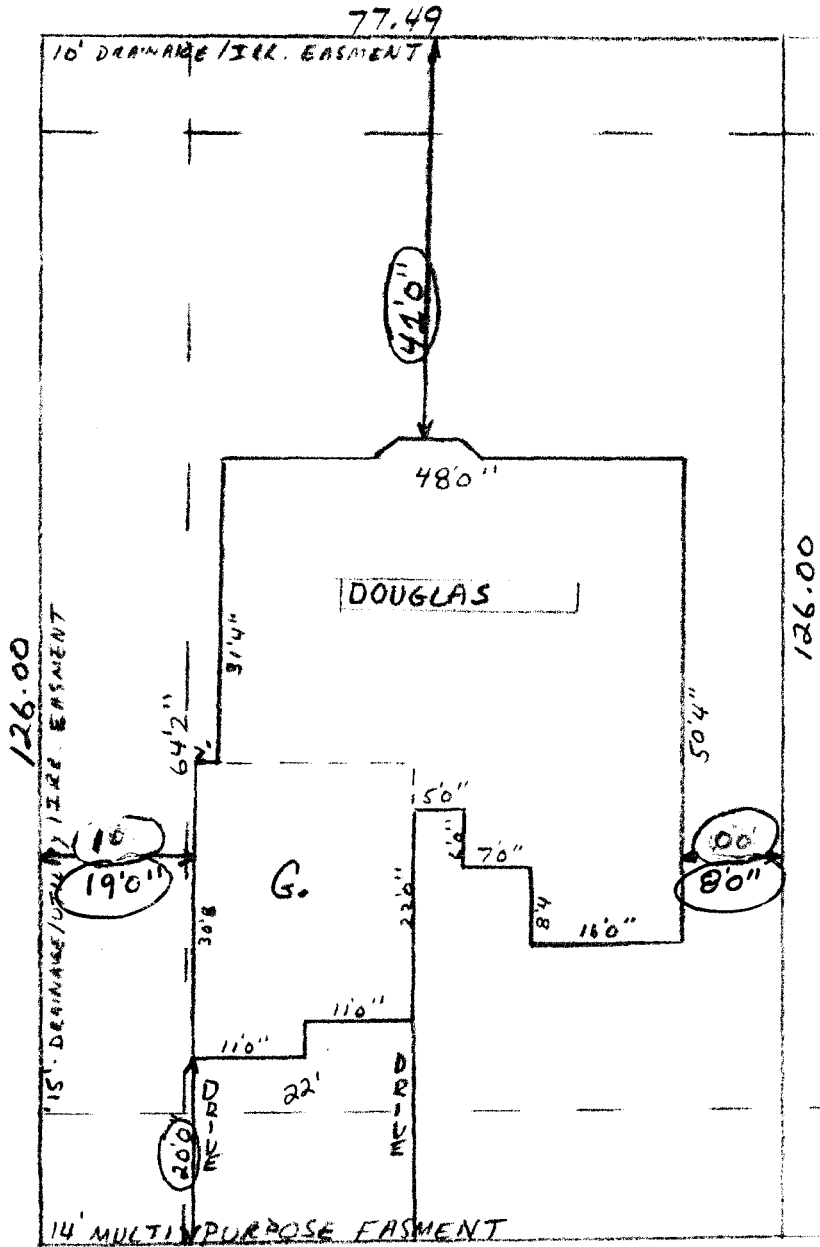
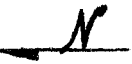
Applicant Signature [Signature] Date 6/23/09

Planning Approval [Signature] Date 6/26/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21457

Utility Accounting [Signature] Date 7-1-09

680 MUIRFIELD DRIVE - LOT 10 - BLCK 1 - FILING 1 - WALNUT ESTATES
 SITE / PLOT PLAN - DOUGLAS MODEL - SCALE - 20



Lot 11

Driveway 77.28
 OK
 Pat 6/26/09

MUIRFIELD DRIVE

ACCEPTED *Pat Dunlap* 6/26/09
 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.

| SETBACKS | |
|----------|--------------------|
| E | FRONT - 20'0" |
| W | REAR - 4'0" |
| N | LEFT SIDE - 17'0" |
| S | RIGHT SIDE - 10'0" |