

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

PLANNING CLEARANCE

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

BLDG PERMIT NO. _____

Zoning Approval
Planning Approval

Building Address 3086 1/2 Mandan Ln.
 Parcel No. 2943-161-32-003
 Subdivision Dakota West Sub. #2
 Filing 2 Block 6 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2356
 Sq. Ft. of Lot / Parcel 9168 sq ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3870 sq ft
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Andres Torar
 Address 110 Bonnie Vista Dr Apt B
 City / State / Zip Fruita Co 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Andres Torar
 Address 110 Bonnie Vista Dr Apt B
 City / State / Zip Fruita Co 81521
 Telephone 970-201-5035

***TYPE OF HOME PROPOSED:**

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

PAID
JAN 20 2010

NOTES: A foundation observation report by a licensed Engineer is req'd for building construction.

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 X NO _____
 Side 5' from PL Rear 25' from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District C Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

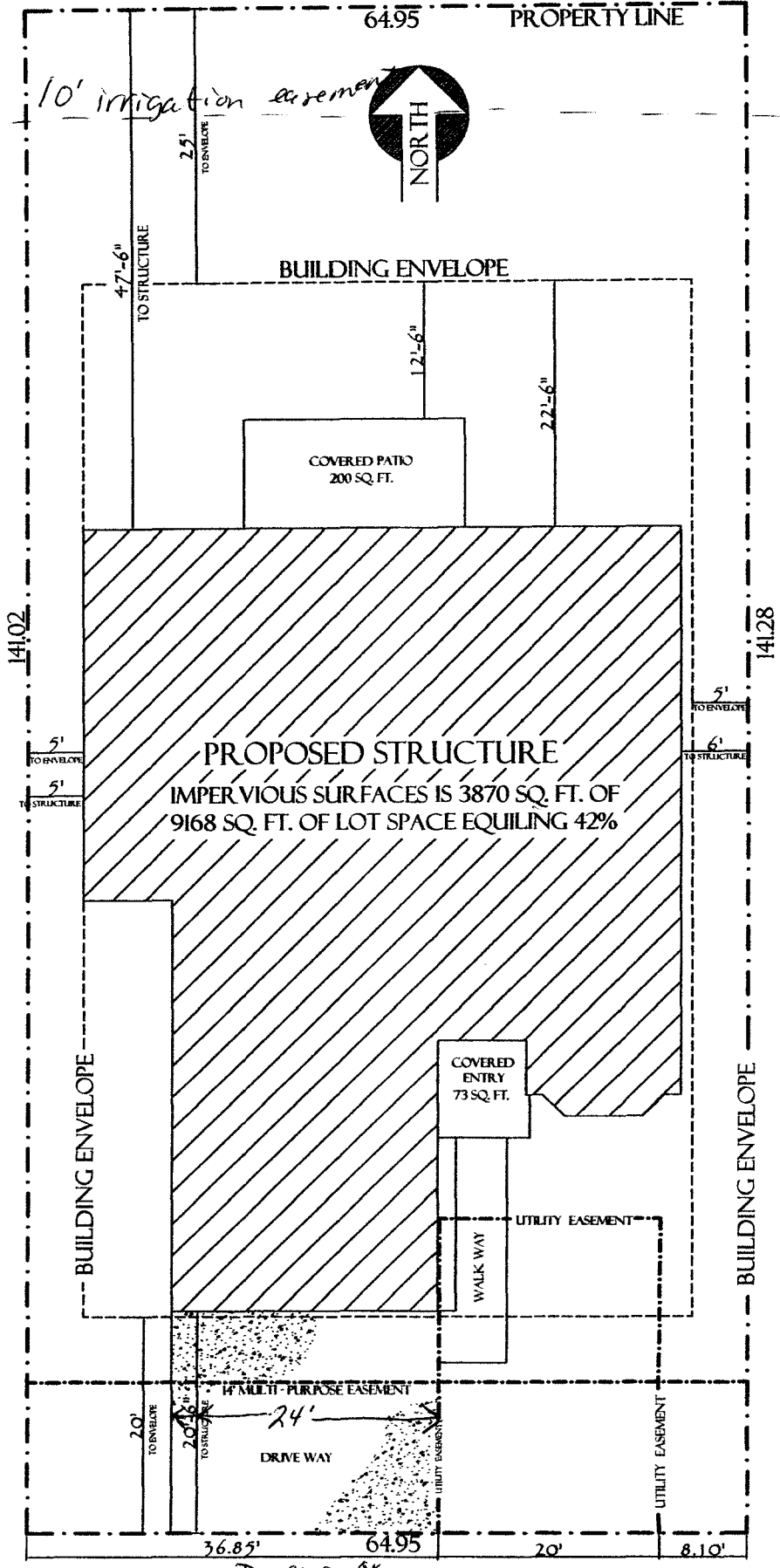
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Andres Torar Date 9/2/09
 Planning Approval CP McKee Date 9/2/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21501
 Utility Accounting Other Parties Date Sept 2, 2009

DAKOTA WEST SUBDIVISION LOT 3, BLOCK 6, FILING 2



10' irrigation easement



ACCEPTED
 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.

*Driveway OK
Per 9/2/09*