

#2379-0

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### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.
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Building Address 726 Oway Ave  
 Parcel No. 2945-141-35-010  
 Subdivision Original town site  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed ~~2~~  
 Sq. Ft. of Existing Bldgs 2328 Sq. Ft. Proposed 169  
 Sq. Ft. of Lot / Parcel 11,583 sq. ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2536  
 Height of Proposed Structure 15'8"

#### OWNER INFORMATION:

Name Gordon Nicholson  
 Address 726 Oway Ave  
 City / State / Zip GT CO 81501

#### DESCRIPTION OF WORK & INTENDED USE:

<input type="checkbox"/>	New Single Family Home (*check type below)
<input type="checkbox"/>	Interior Remodel
<input checked="" type="checkbox"/>	Addition <u>14x12</u>
<input type="checkbox"/>	Other (please specify): _____ <u>169 sq ft</u>

#### APPLICANT INFORMATION:

Name Gordon Nicholson  
 Address 726 Oway Ave  
 City / State / Zip GT CO 81501  
 Telephone 970-462-5598

#### \*TYPE OF HOME PROPOSED:

<input checked="" type="checkbox"/>	Site Built	<input type="checkbox"/>	Manufactured Home (UBC)
<input type="checkbox"/>	Manufactured Home (HUD)		
<input type="checkbox"/>	Other (please specify): _____		

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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>✓</u> NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>✓</u>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (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.

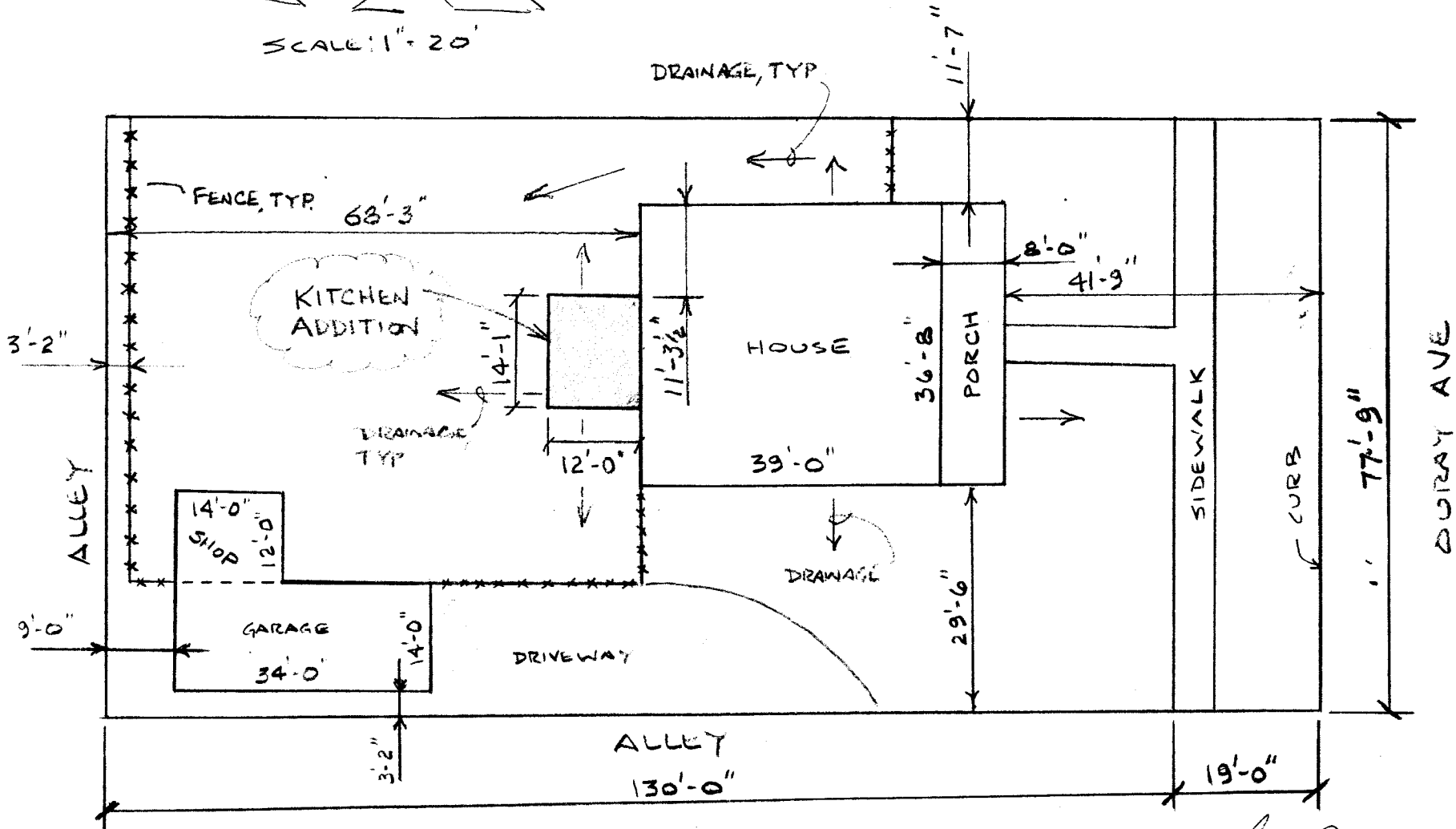
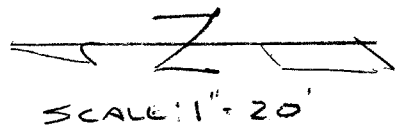
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10-19-09

Planning Approval [Signature] Date 10-19-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>extra space</u>
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Utility Accounting <u>[Signature]</u>	Date <u>10-19-09</u>
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726 OURAY AVE

ACCEPTED *L. 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.