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

BLDG PERMIT NO. _____

12425-0
1
3 (one new)

Building Address 263 E. Parkview Dr No. of Existing Bldgs 2 No. Proposed 3 (one new)
 Parcel No. 2945-252-19-028 Sq. Ft. of Existing Bldgs 2,530 Sq. Ft. Proposed 150sf
 Subdivision Parkview Sub Sq. Ft. of Lot / Parcel 12,371
 Filing _____ Block 6 Lot 5+N239' of 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) approx 3,100sf
 Height of Proposed Structure 9'

OWNER INFORMATION:

Name Earl & Ivy Williams
 Address Same
 City / State / Zip Gr Jct CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same as owner
 Address _____
 City / State / Zip _____
 Telephone 970-245-2961

***TYPE OF HOME PROPOSED:**

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

PAID
 JUL 27 2009
RB

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 _____ NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval _____ (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 Ivy Williams Date 7/26/09
 Planning Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer work</u>
Utility Accounting <u>Done</u>	Date <u>7/27/09</u>		

263 E Parkview Drive - Pergola sketch plan



Not to Scale