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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 1605 Pinyon Avenue
 Parcel No. 2945-122-06-009
 Subdivision Weaver Sub
 Filing _____ Block 1 Lot 13

No. of Existing Bldgs 3 No. Proposed 1
 Sq. Ft. of Existing Bldgs ^{1140 drive +} 2496 Sq. Ft. Proposed 1200
 Sq. Ft. of Lot / Parcel 12675.96
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3636
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name Paul + Millie Towner
 Address 1605 Pinyon
 City / State / Zip CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): shop w/elec no plmby

APPLICANT INFORMATION:

Name Gary Hayden
 Address 1935 Palisado St
 City / State / Zip CO Colo 81503
 Telephone 970 265-3171

***TYPE OF HOME PROPOSED:**

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

NOTES: 30'x40' shop attached to existing shed

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>R8</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>
Voting District <u>D</u> 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 _____ Date 7-10-09
 Planning Approval [Signature] Date 7/10/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-10-09</u>		

1605 Pinyon Avenue

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

