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

BLDG PERMIT NO. _____

#13262-0

Building Address 2396 Ridgeway CT
 Parcel No. 2945-201-09-033
 Subdivision THE RIDGES
 Filing 3 Block 17 Lot 4A

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1479 Sq. Ft. Proposed 300
 Sq. Ft. of Lot / Parcel .184 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2199 TOTAL
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name Nathan Porter
 Address 2396 Ridgeway CT
 City / State / Zip GRAND Jct. CO 81507

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name NATHAN PORTER
 Address 2396 Ridgeway CT
 City / State / Zip GRAND Jct CO 81507
 Telephone (970) 210-6324

***TYPE OF HOME PROPOSED:**

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

*ACCO APPROVAL
 (UNFIN OPEN PORCH) Required*

NOTES: CLOSE IN UOP (150 SQ') and
WBA (150 SQ') and Finish
(WOOD DECK, BALCONY)

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 PD
 SETBACKS: Front 20 from property line (PL)
 Side 0-10* from PL Rear 10 from PL
 Maximum Height of Structure(s) 25
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO _____
 Floodplain Certificate Required: YES _____ NO X
 Parking Requirement 2
 Special Conditions * any sideyard setback <
5' setback Required on opposite side

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.

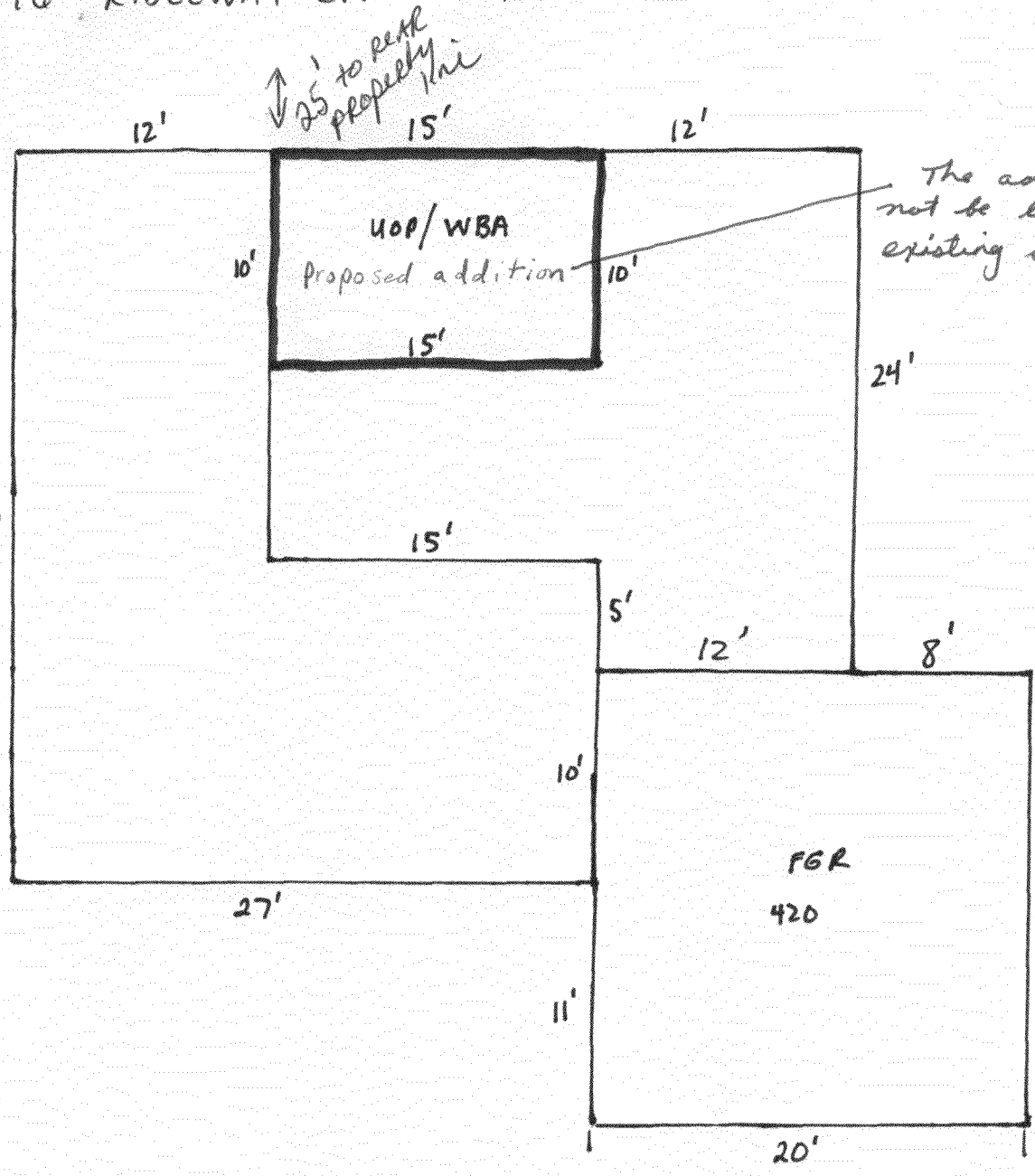
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 9-23-2009
 Planning Approval [Signature] Date 9/23/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>unfinished</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-23-09</u>		<u>[Signature]</u>

- 2396 RIDGEWAY CT. GRAND JCT. CO. 81507

5' to side property line



The addition will not be built outside existing structure.

12' to side property line

Scale = 1/32" = 1'

~~1/16" = 1'~~
DRIVEWAY ← 20' →

ACCEPTED *Ch*

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.