FEE \$	2554	*
TCP\$	460	- & / - & /
SIF\$	10 -	-6

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

BIDG	PERMIT	NIO
DLDU	I L. I NIVII I	INC.

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 705 ROUNDUP DR.	No. of Existing Bldgs No. Proposed
Parcel No. 2697-354-17-003	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 2448
Subdivision NDEPENDENCE PANCH	Sq. Ft. of Lot / Parcel 13,024 SF
Filing 13 Block 7 Lot 3	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4975 55 4525 347
OWNER INFORMATION:	Height of Proposed Structure 23'-9"
Name DENNIS + BANDY DE PASCAL	DESCRIPTION OF WORK & INTENDED USE:
Address 2542 MIRA VISTA D.	✓ New Single Family Home (*check type below) Interior Remodel Addition
City / State / Zip	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED: $PAID$
Name GRIFFIN CONCEPTS, INC.	V Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify):
Address 2764 Compass Dr. STE. 112 A	Other (please specify):
City / State / Zip 67/ (0 / 81506 NO	TES: CONSTRUCT NEW SINGLE
Telephone 241- 9223	FAMILY RESIDENCE
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all ex property lines, ingress/egress to the property, driveway location	isting & proposed structure location(s), parking, setbacks to all & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY COMM	UNITY DEVELOPMENT DEPARTMENT STAFF
70NE \$PT)	
ZONE	Maximum coverage of lot by structures 35 %
<u> </u>	
<u> </u>	Permanent Foundation Required: YES NO NO Parking Requirement
SETBACKS: Front 25 from property line (PL)	Permanent Foundation Required: YES NO In Flood Plann; YES NO Parking Requirement All foundation Construction must Special Conditions be in Accordance soils Repts of Colors
SETBACKS: Front 25 from property line (PL) Side 10 from PL Rear 20 from PL Maximum Height of Structure(s) 32'	Permanent Foundation Required: YES NO NO IN Flood Plain; YES NO NO Parking Requirement All foundation Construction must Special Conditions be in Accordance soils Ripts of Colors Goodogic Survey on file with Community Development of Colorado Registered, professional engineer
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SETBACKS: Front 25 from property line (PL) Side 10 from PL Rear 20 from PL Maximum Height of Structure(s) 32' Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied up Occupancy has been issued, if applicable, by the Building Delater of the property of the property acknowledge that I have read this application and the interest of the property	Permanent Foundation Required: YES NO In Flood Plain; YES NO Parking Requirement All foundation Construction must Special Conditions be in accordance soils Rates Colored Geologic Survey on file with Community Development At Colorado Registered, professional engineer shall observe all site of structure construction writing, by the Community Development Department. The ntil a final inspection has been completed and a Certificate of continuent (Section 305, Uniform Building Code). Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal
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(Pink: Building Department)

(Goldenrod: Utility Accounting)

lenly 14/1/09 ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO 100.10 1 PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. 1 1 4 SETBACK 301-101 <--B SETBACK 1 Uncovered Patio - 339 sf A Top of Foundation: Min.: 4583.95 Max: 4584.45 SETBACK 1348 F CAN ONLY ENCLOSELY y INTO N 20 A. DRAINAGE EASEMENT 133,59 SETBACK Garage Slab - 724 sf Covered 118 sf Front Porch -V V V Drive & Walk - 996 sf 1 4 Driveway of 12/n/09 14' MULTI-PURPOSE EASEMENT A ROUNDUP DRIVE IMILITY PEDESTAL Scale: 1/16" = 1'-0" 4525