

FEE \$	2554
TCP \$	460
SIF \$	10

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 705 ROUNDUP DR.  
Parcel No. 2697-354-17-003  
Subdivision INDEPENDENCE RANCH  
Filing 13 Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3490  
Sq. Ft. of Lot / Parcel 13,024 SF  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4995 SF 4525 34%  
Height of Proposed Structure 23'-9"

**OWNER INFORMATION:**

Name DENNIS + SANDY DE PASCAL  
Address 2542 MIRA VISTA RD.  
City / State / Zip GJ, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name GRIFFIN CONCEPTS, INC.  
Address 2764 COMPASS DR. STE. 112A  
City / State / Zip GJ / CO / 81506  
Telephone 241-9223

**\*TYPE OF HOME PROPOSED:**

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

**PAID**  
DEC 27 2009  
TB

NOTES: CONSTRUCT NEW SINGLE FAMILY RESIDENCE

**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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE <u>PD</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>10</u> from PL Rear <u>20</u> from PL	In Flood Plain: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>32'</u>	Parking Requirement <u>2</u>
Voting District <u>A</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	Special Conditions <u>All foundation/construction must be in accordance soils Rpts &amp; Colorado Geologic Survey on file with Community Development &amp; a Colorado registered professional engineer shall observe all site &amp; structure construction to assure compliance</u>

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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). Submitted 12/15/09

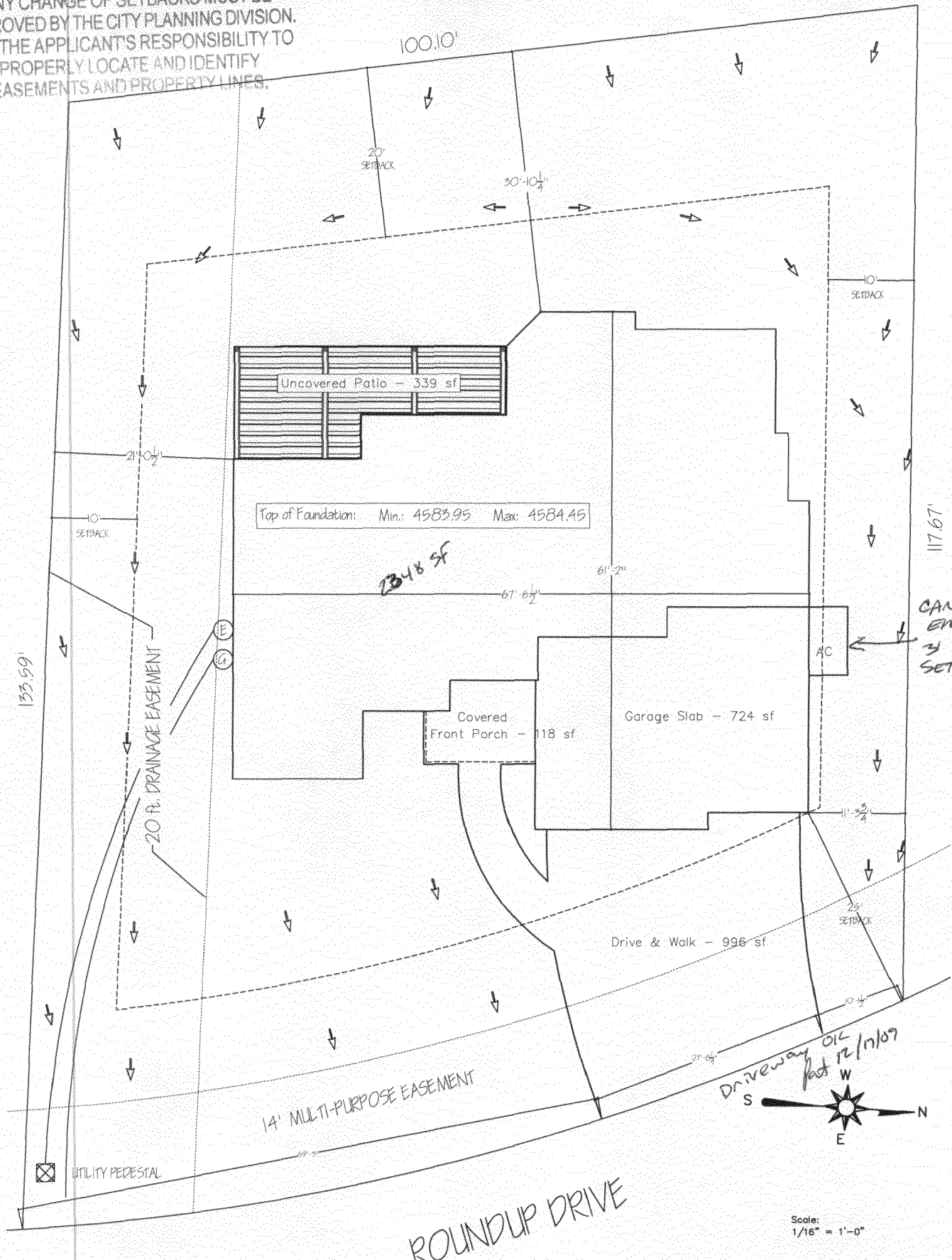
Applicant Signature [Signature] Date 12-1-2009  
Department Approval [Signature] Date 12/15/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

ACCEPTED

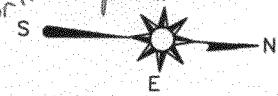
*Pat Dunlop 12/17/09*

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.



CAN ONLY ENCLOSE 3' INTO SETBACK

*Driveway Oil Pat 12/17/09*



Scale: 1/16" = 1'-0"

ROUNDUP DRIVE

4525