

FEE \$
TCP \$
SIF \$

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

BLDG PERMIT NO. 41495-0

Building Address 411 SADDLE CT No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. _____ Sq. Ft. of Existing Bldgs 2400? Sq. Ft. Proposed 0
 Subdivision COBBLESTONE AT THE RIDGE Sq. Ft. of Lot / Parcel _____
 Filing _____ Block 14 Lot 14 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3000 SQFT APPROX
 Height of Proposed Structure _____

OWNER INFORMATION:

Name LARRY DIXON
 Address 411 SADDLE CT
 City / State / Zip GA Co 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SUNROOM
ENCLOSE EXISTING PORCH

APPLICANT INFORMATION:

Name 3-D Builders **PAID** **MAR 24 2009**
 Address 2527 GIP RD
 City / State / Zip GA Co 81505
 Telephone 970-250-3772

TYPE OF HOME PROPOSED:

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

ADDD Required Letter
NOTES: NO STRUCTURAL CHANGES
ADDING 2 EGRESS WINDOWS to Bedroom

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 Maximum coverage of lot by structures 28
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5' from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 28' Parking Requirement _____
 Voting District _____ 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 [Signature] Date 3/24/09
 Planning Approval Wendy Spivey Date 3/24/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/24/09</u>		

Wendy Spurr
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.

