

FEE \$	10 ⁰⁰
TCP \$	2554
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2840 Victoria Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-301-34-010 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1423
 Subdivision T Unawep Heights Sq. Ft. of Lot / Parcel 10,501
 Filing 3 Block 2 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,017
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Unawep Heights LLC.
 Address 480 W. Park Dr. #200
 City / State / Zip Grand Jet, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

PAID
 JUL 21 2009

APPLICANT INFORMATION:

Name Western Constructors
 Address 480 W. Park Dr. #200
 City / State / Zip Grand Jet, CO 81505
 Telephone 241-5457

***TYPE OF HOME PROPOSED:**

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

RB

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.

NOTES: Engineered Foundation Required
open hole foundation observation
by licensed Engineer

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO
 Side 7/3 from PL Rear 25/15 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District E Driveway Location Approval WS 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 Joni Saquillo Date 7/15/09
 Planning Approval WS Lydia Reynolds Date 7/16/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>0msd</u>
Utility Accounting <u>Qua Qua</u>	Date <u>7/21/09</u>		

7' Drainage & Irrigation Easement

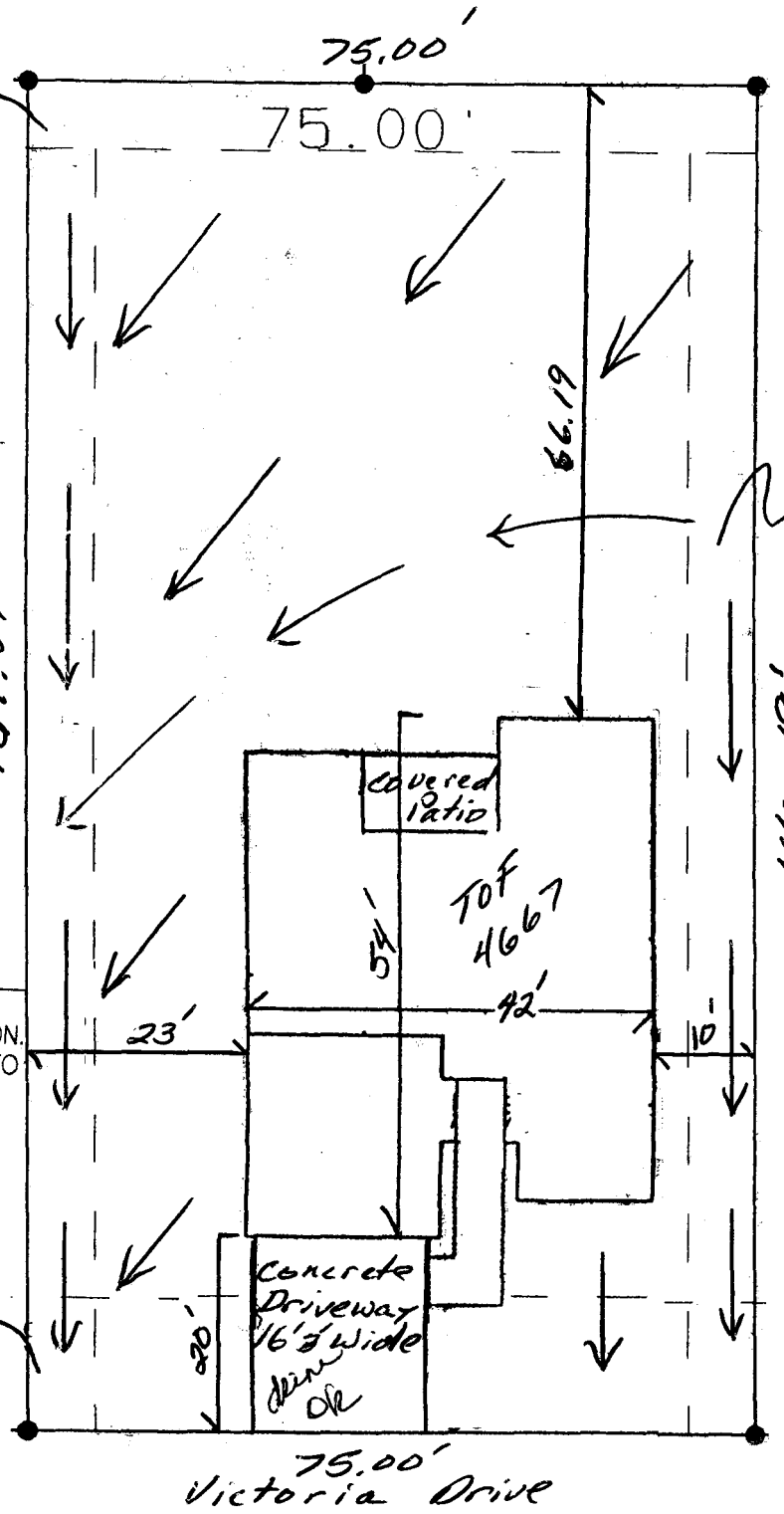
7' Drainage & Irrigation Easement



SCALE:
Horiz: 1" = 20'

ACCEPTED *Wendy Spurr*
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.

14' Multipurpose Easement



Legal: Lot 10, Block 2

Unawep Heights Subdivision

Street Address: 2866 Victoria Drive
House sq. ft.: 1423
Garage sq. ft.: 440
Covered Porch/ Patio: 154
Lot Coverage: N/A
Drainage Type: A

Front Setbacks: 20'
Side Setbacks: 7'
Rear Setbacks: 25'

Min TOF 4667
Max TOF 4669
Asbuilt TOF
x-spot elevations
 utility peds

Starburst I spec.