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

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

#7463-0

Building Address 221 Walnut Ave  
 Parcel No. 2945-112-18-014  
 Subdivision Hillcrest Manor Sub  
 Filing \_\_\_\_\_ Block 1 Lot 43

No. of Existing Bldgs 2 No. Proposed no chg  
 Sq. Ft. of Existing Bldgs 1992 Sq. Ft. Proposed 2072  
 Sq. Ft. of Lot / Parcel 9408  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2072  
 Height of Proposed Structure 8'

**OWNER INFORMATION:**

Name Gerald Redd  
 Address 221 Walnut Ave  
 City / State / Zip G.T., CO 80501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Adding 8x10 covered porch to front of house

**APPLICANT INFORMATION:**

Name same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 243-4008

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 <u>R4</u>	Maximum coverage of lot by structures <u>50</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
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).

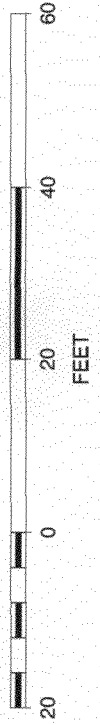
Applicant Signature Gerald W Redd Date 10/5/09  
 Planning Approval C McKee Date 10/5/09

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>covered porch</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-5-9</u>		

# 221 Walnut Avenue



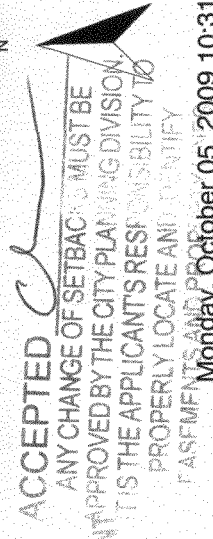
SCALE 1 : 262

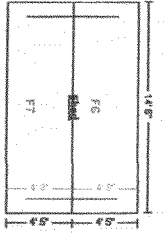


RECEIVED

OCT 2 2009

COMMUNITY DEVELOPMENT DEPT.

ACCEPTED  ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY PERMITS AND PROPERTY.



GERALD\_WAL\_REDD



FACE	SQ FT	# SQs
F1	761.07	7.61
F2	761.07	7.61
F3	275.51	2.76
F4	275.51	2.76
F5	256.13	2.56
F6	67.51	0.68
F7	67.51	0.68
<b>Estimated Total:</b>	<b>2464.31</b>	<b>24.64</b>

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COMMUNITY DEVELOPMENT DEPT

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL SETBACKS AND PROPERTY LINES.

