

FEE \$	/
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

Building Address 345 WALNUT CT No. of Existing Bldgs 2 No. Proposed 1
 Parcel No. 2945-112-19-004 Sq. Ft. of Existing Bldgs 2616 Sq. Ft. Proposed 644
 Subdivision COPE Sq. Ft. of Lot / Parcel 13,242.24
 Filing _____ Block _____ Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3260 2490
 Height of Proposed Structure 23

OWNER INFORMATION:

Name CARL A. MALITO
 Address 345 WALNUT CT
 City / State / Zip GRAND JCT, CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): DETACHED GARAGE

APPLICANT INFORMATION:

Name CARL A. MALITO
 Address 345 WALNUT CT
 City / State / Zip GRAND JCT, CO 81501
 Telephone (970) 243-9871

*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>R-5</u>	Maximum coverage of lot by structures <u>60</u>		
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>3</u> from PL Rear <u>5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____		
Voting District _____	Driveway Location Approval <u>PD</u> (Engineer's Initials)	Special Conditions <u>Setbacks approved by Alex</u>	

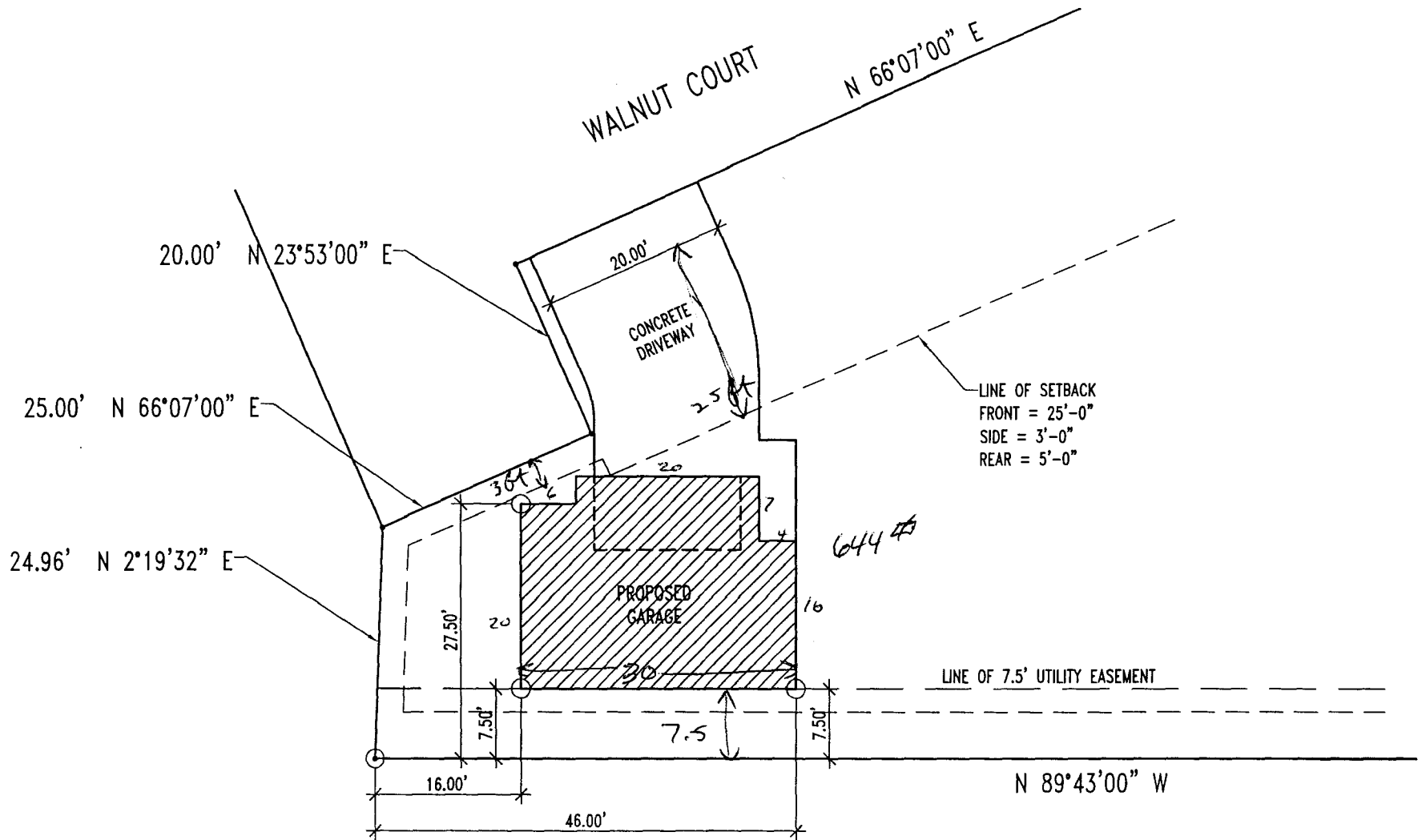
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Carl A. Malito Date 7/24/09
 Planning Approval Lisa Alex Date 7/24/09

Additional water and/or sewer tap fees(s) are required:	YES _____ NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>7/24/09</u>	

345 WALNUT CT.



ACCEPTED *Pat Devlop For Lisa Coy*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. 7/24/09
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SITE PLAN

SCALE: 1" = 16'-0"
 not to scale

CARL MALITO
 243-9871
 345 WALNUT CT

FEE \$
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Revised 9/14/09
 Pat

Building Address 345 WALNUT CT No. of Existing Bldgs 2 No. Proposed 1
 Parcel No. 2945-112-19-004 Sq. Ft. of Existing Bldgs 2616 Sq. Ft. Proposed 13394 PD
 Subdivision COPE Sq. Ft. of Lot / Parcel 13,242.24
 Filing _____ Block _____ Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3260 2490
 Height of Proposed Structure 23.25 ft

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THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE R-5 Maximum coverage of lot by structures 60
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement _____
 Voting District _____ Driveway Location Approval PD (Engineer's Initials) Special Conditions Setbacks approved by Lex.

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Applicant Signature Carl A. Malito Date 7/24/09
 Planning Approval Lisa Cox Date 7/24/09

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

Utility Accounting [Signature] Date 7/24/09