

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

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

BUILDING PERMIT NO. 9201-0

Building Address 699 CASCADE DR.  
 Parcel No. 2945-021-17-001  
 Subdivision HORIZON GLEN  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 5569 Sq. Ft. Proposed 0  
 Sq. Ft. of Lot / Parcel 3.78 ACRES 164,569.68  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 7,000 APPROX  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name JEFFREY & SHERRY NAKANO  
 Address 699 CASCADE DR.  
 City / State / Zip GRAND JCT, CO 81506

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): OUTDOOR KITCHEN ON EXISTING PATIO

**APPLICANT INFORMATION:**

Name KEYSTONE CUSTOM BUILDERS  
 Address P.O. Box 1807  
 City / State / Zip GRAND JCT, CO 81502  
 Telephone 243-9428

\*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-2</u>	Maximum coverage of lot by structures <u>30%</u>	
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>	
Side <u>15/3</u> from PL Rear <u>30/5</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 _____	Special Conditions _____
	(Engineer's Initials)	

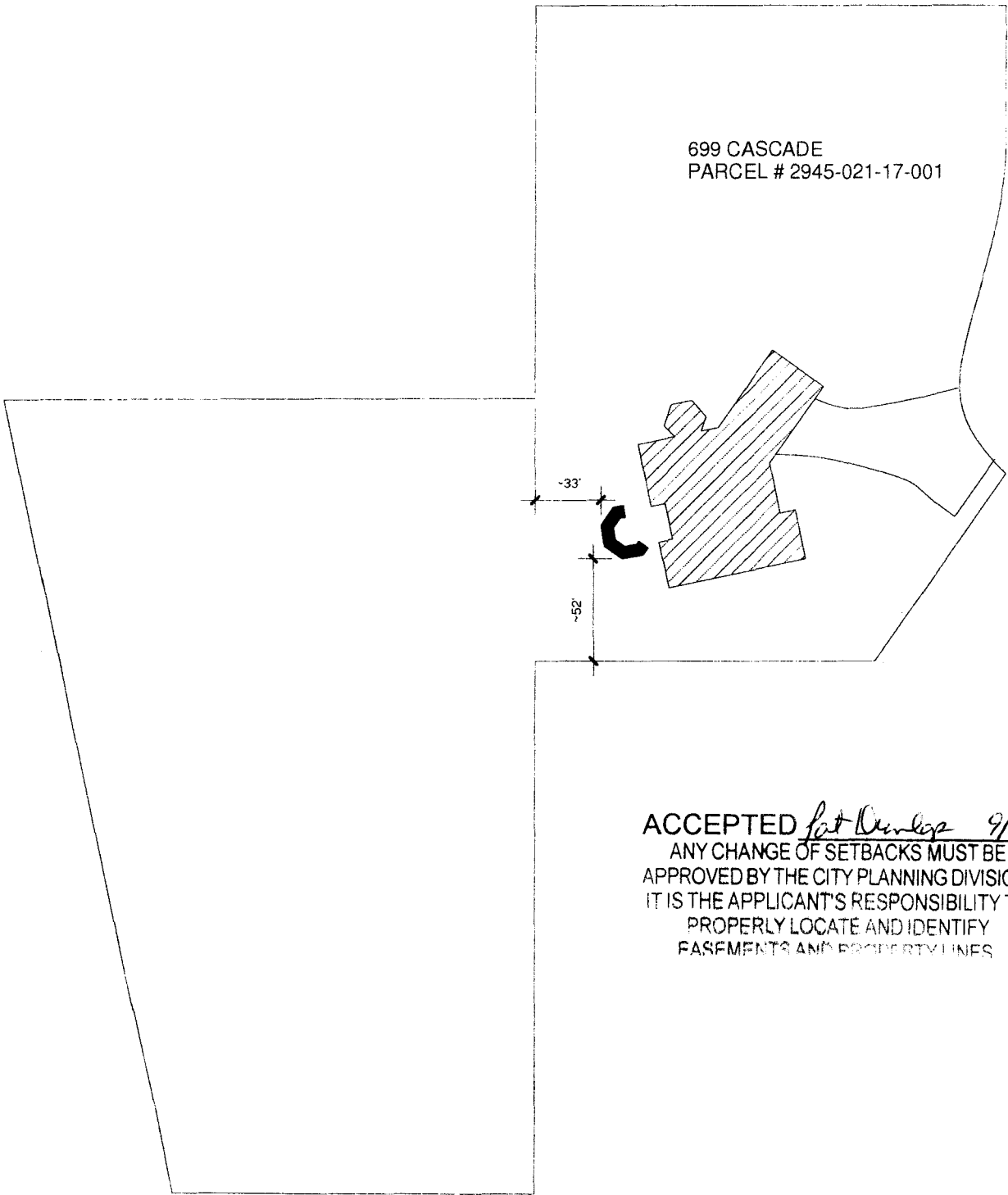
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 9/10/10  
 Planning Approval [Signature] Date 9/10/10

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

699 CASCADE  
PARCEL # 2945-021-17-001



ACCEPTED *for Review 9/10/10*  
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

1 PROPERTY PLAN  
1" = 80'-0"