

FEE \$	10
TCP \$	2,554
SIF \$	460

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 354 ECHO STREET
 Parcel No. 2943-201-19-002
 Subdivision SWAN MEADOWS
 Filing 1 Block 5 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2696
 Sq. Ft. of Lot / Parcel 8772 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2578 ^{29%}
 Height of Proposed Structure 21 FT

OWNER INFORMATION:

Name SONSHINE TIL
 Address 2350 N ROAD
 City / State / Zip GRAND JCT CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SONSHINE TIL
 Address 2350 G ROAD
 City / State / Zip GRAND JCT CO 81505
 Telephone 970-255-8853

*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 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 25/5 from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 40' Parking Requirement 2
 Voting District E Driveway Location Approval PD Special Conditions _____
 (Engineer's Initials)

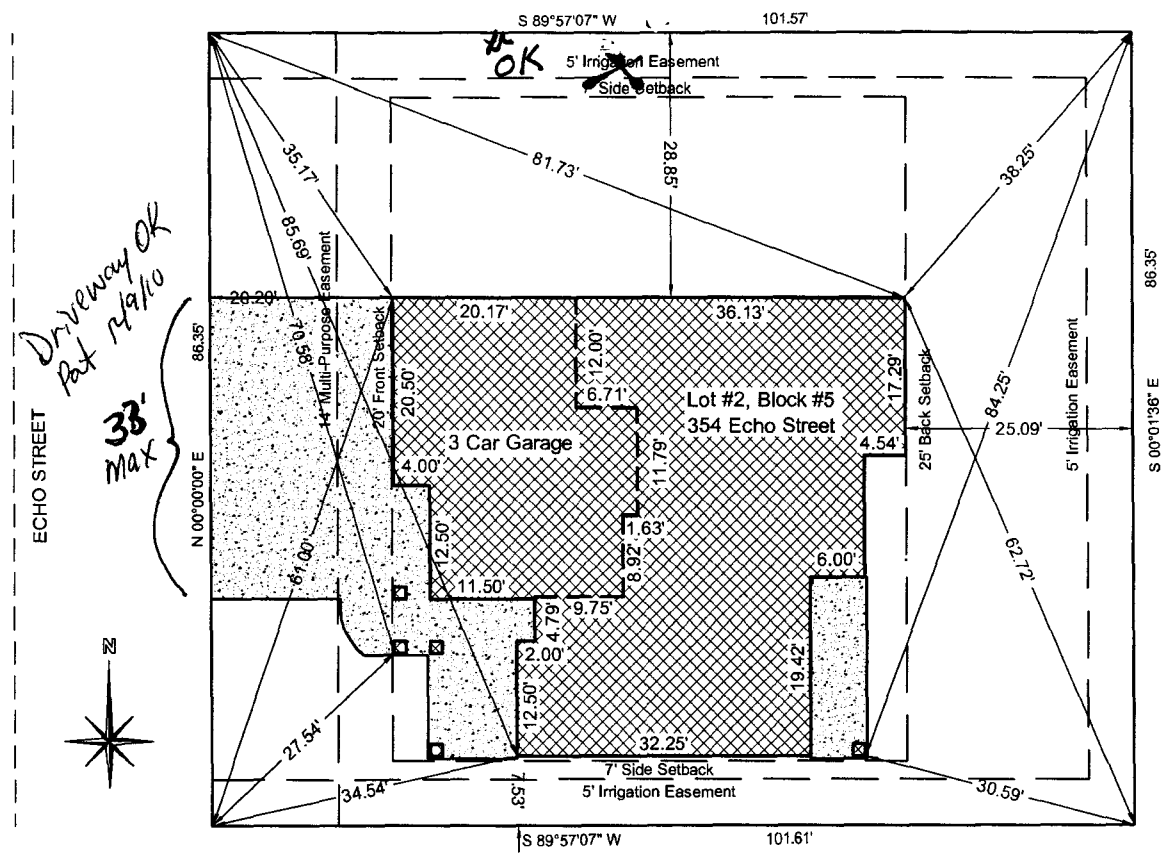
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 12/8/2010
 Planning Approval [Signature] Date 12/9/10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21819

Utility Accounting [Signature] Date 12-13-10



Graphic Scale
Scale: 1" = 20'



ACCEPTED *Pat 12/9/10*
 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 SETBACKS.