

FEE \$	10 <sup>00</sup>
TCP \$	2554 <sup>00</sup>
SIF \$	460 <sup>00</sup>

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

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

Building Address 676 MUIRFIELD DR.  
 Parcel No. 2943-052-95-012  
 Subdivision WALNUT ESTATES  
 Filing 1 Block 1 Lot 12

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1806  
 Sq. Ft. of Lot / Parcel 7,686  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3300  
 Height of Proposed Structure 20'0"

**OWNER INFORMATION:**

Name MAX F. SNEDDON  
 Address 2160 CASTLEWOOD CT.  
 City / State / Zip GJ/CO/81507

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

**APPLICANT INFORMATION:**

Name SNEDDON CONSTRUCTION INC.  
 Address 2160 CASTLEWOOD CT.  
 City / State / Zip GJ/CO/81507  
 Telephone 970-201-9098

\*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>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>		
Voting District <u>D</u>	Driveway Location Approval <u>PD</u> <small>(Engineer's Initials)</small>	Special Conditions _____	

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.

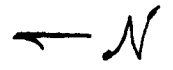
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8-10-10

Planning Approval PD Gaylen Henderson Date 8-12-10

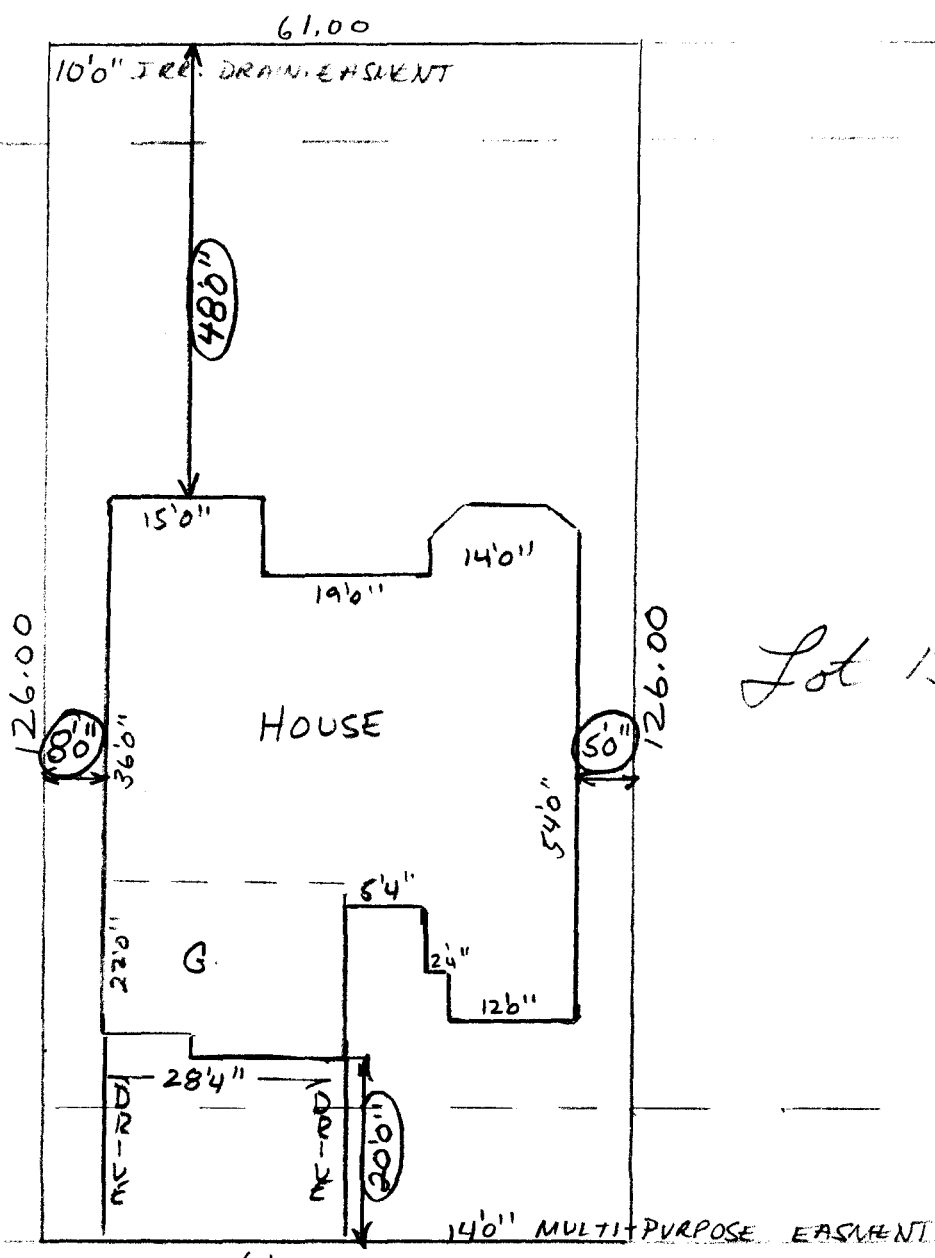
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>21746</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/20/10</u>	

676 MUIRFIELD DRIVE - LOT 12 - BLCK 1 - FILING 1 - WALNUT ESTATES SUBD.  
SITE/PLOT PLAN - MESA MODEL - 180617 - 20 SCALE - PREP. BY SNEEDSON CORP.



Lot 11

Lot 13



MUIRFIELD DRIVE

ACCEPTED *PO Gayleen Henderson*  
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 OTHER INTERESTS. 8-12-10