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PLANNING CLEARANCE

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

BLDG PERMIT NO.

4014-0

Building Address 1710 POPLAR AVE
Parcel No. 2945-104-09-004
Subdivision West Lake Park Annex No. 2
Filing _____ Block _____ Lot _____

No. of Existing Bldgs	<u>1</u>	No. Proposed	_____
Sq. Ft. of Existing Bldgs	<u>750</u>	Sq. Ft. Proposed	<u>576</u>
Sq. Ft. of Lot / Parcel	<u>11,107</u>		_____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)	_____		<u>1326</u>
Height of Proposed Structure	_____		_____

OWNER INFORMATION:

Name IVAN GARBIN
Address 1710 Poplar Dr.
City / State / Grd Jct, Co

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): garage on existing slab

APPLICANT INFORMATION:

Name Same
Address _____
City / State / _____
Telephone (970) 245-3763

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): DAD

NOTES:

JUL 22 2010
450

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 _____ NO _____
Side <u>5</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval _____	Special Conditions _____
(Engineer's Initials)	

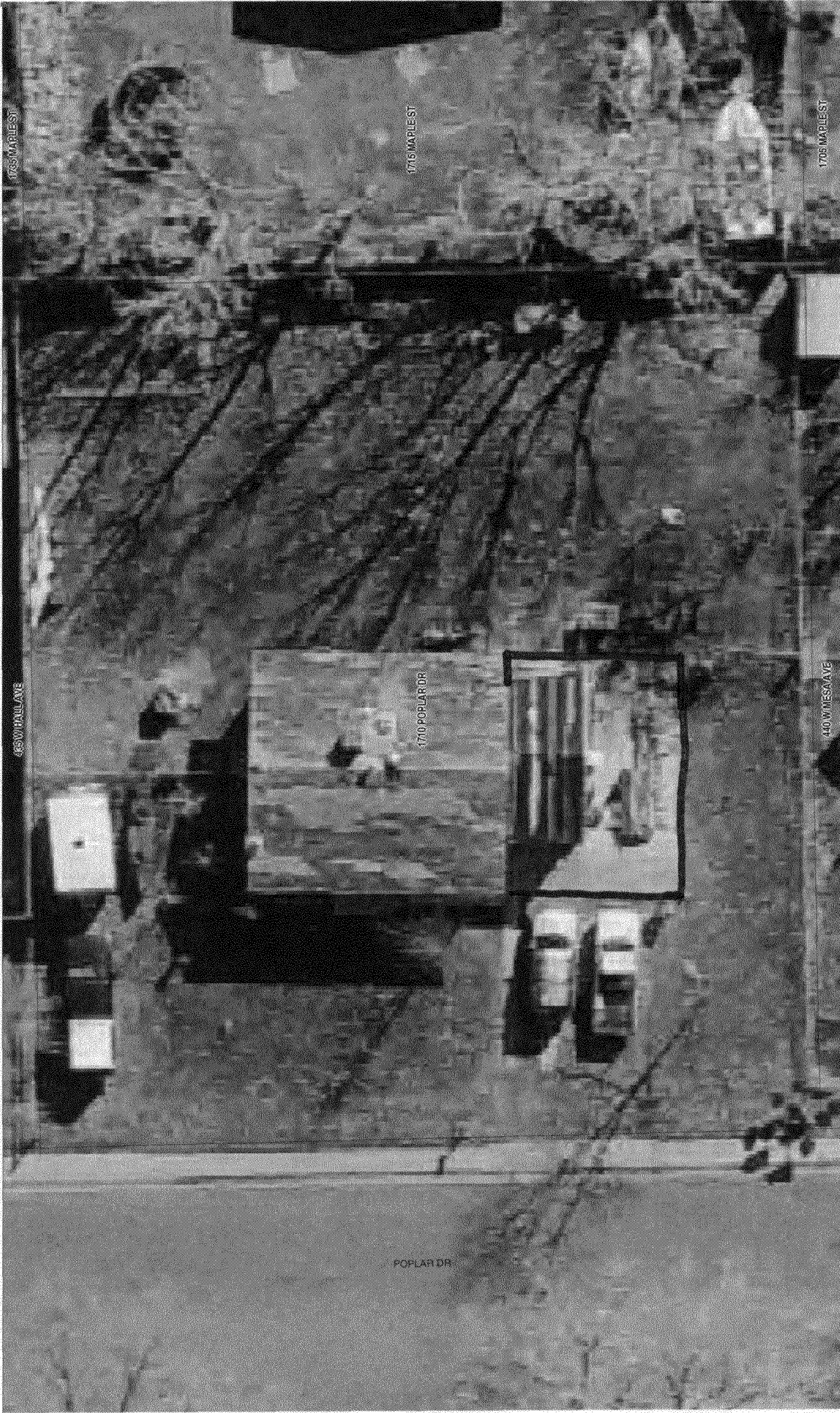
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Ivan Garbin Date July 22, 10
Planning Approval Pat O'Connell Date 7/22/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer/water</u>
Utility Accounting	<u> </u>	Date	<u>7/23/10</u>

1713 Poplar Ave



SCALE 1 : 204



ACCEPTED *Lot Under 7/22/10*
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.

