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TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 3482-0

Building Address 801 TELLER AVE.
 Parcel No. 2945-141-15-001
 Subdivision _____
 Filing _____ Block 26 Lot 1 & 2

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1,762 Sq. Ft. Proposed 1,248
 Sq. Ft. of Lot / Parcel 6,273
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,476
 Height of Proposed Structure 21 FT

OWNER INFORMATION:

Name HENRY METZ
 Address 801 TELLER AVE
 City / State / Zip G. J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): DETACHED GARAGE
2 STORY

APPLICANT INFORMATION:

Name OWNER
 Address _____
 City / State / Zip _____
 Telephone _____

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): FEB 10 2010

NOTES: 24' x 26' DETACHED 2 STORY GARAGE
STORAGE / STUDIO
NO KITCHEN / NO RANGE

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-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20' AS</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5/3</u> from PL Rear <u>10/5</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 _____

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).

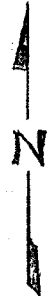
Applicant Signature [Signature] Date 2-12-2010
 Planning Approval Pat Dumlup Date 2/16/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no water/sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/16/10</u>		

TELLER AVENUE

5' CITY SIDEWALK

801 TELLER AVE.



1" = 20'

8TH STREET

CITY CURB & GUTTER

3'

5' CITY SIDEWALK

CONC.

EXISTING HOUSE
1,640 SF

PROPERTY LINES

GARAGE DOOR

25'

11'

5'

6' ELEVATED DECK

PROPOSED
24' x 26'
GARAGE
(2 STORY)

12'

PROPERTY LINE

EXIST.
DRIVE

5' SETBACK

2' TO PROPERTY LINE

CONC.
ALLEY
FLARE

16' WIDE CONCRETE
ALLEY SURFACE

ACCEPTED *Pat Denke 2/16/10*
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 OTHER INTERESTS.