

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 2912 EL Torro Rd No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2943-293-20-003 Sq. Ft. of Existing Bldgs 1724 Sq. Ft. Proposed 160
 Subdivision Juranda Sq. Ft. of Lot / Parcel 9,225
 Filing 1 Block 1 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2400
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Rodger Johannasson
 Address 2912 EL Torro Rd
 City / State / Zip G.J. Colo

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

APPLICANT INFORMATION:

Name Home Masters Inc.
 Address 1984 K Rd.
 City / State / Zip Fruita Colo.
 Telephone 970-858-3370

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: do not change building foot print

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) 35' 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 7/8/08
 Planning Approval [Signature] Date 7-8-08

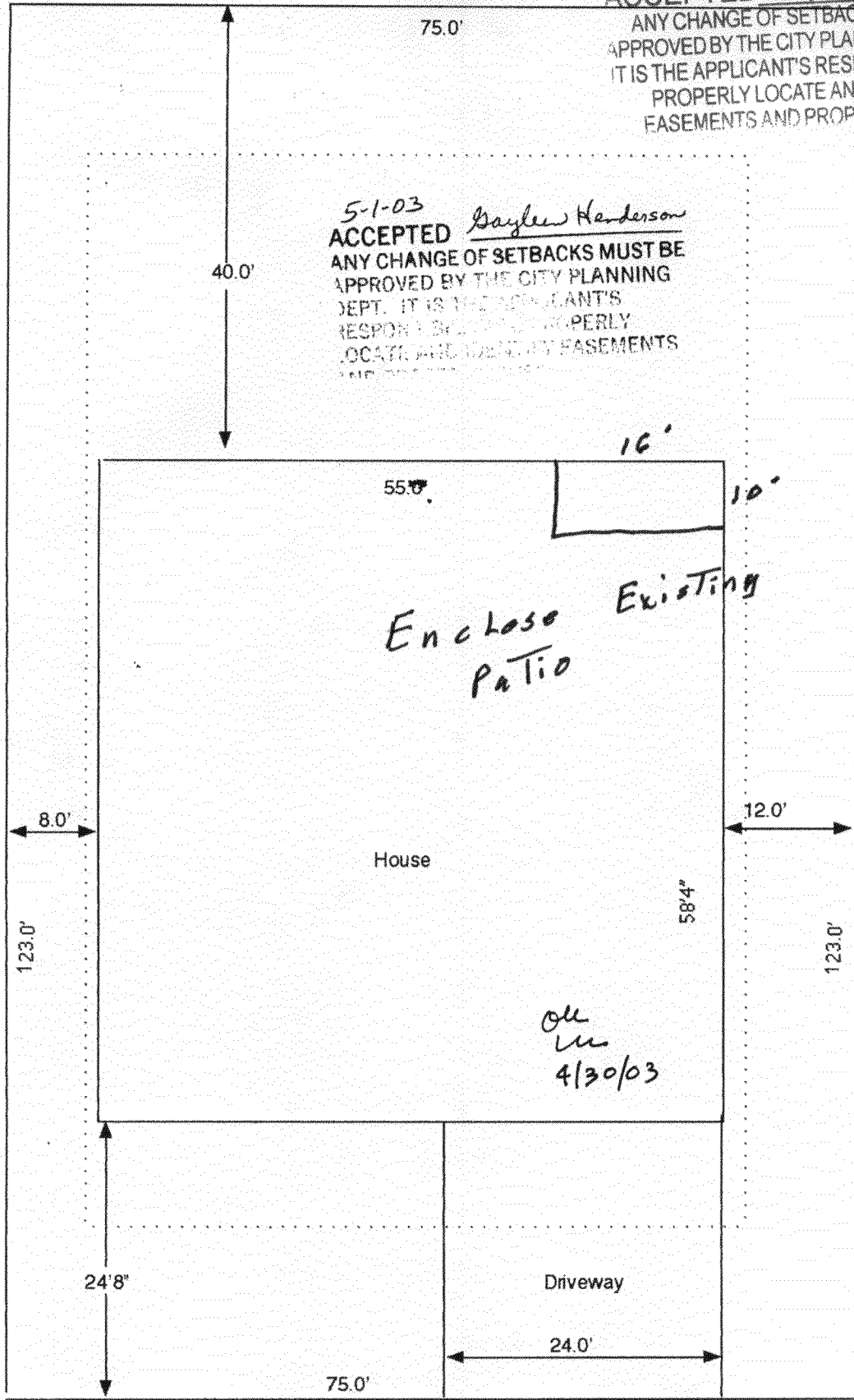
Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting Charshell Cor Date 7/9/08

7-8-08

ACCEPTED *Gayle 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 PROPERTY LINES.

5-1-03
ACCEPTED *Gayle Henderson*
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