

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. MSP-2006-221

*NO Sewer Connection
bare ground*

Building Address 572 Casa Rio Ct.
 Parcel No. 2945-071-34-011
 Subdivision VISTA DEL RIO
 Filing 3 Block _____ Lot 12

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 7 feet wall

OWNER INFORMATION:

Name El Monte Ventures LLC
 Address 3445 F 3/4 Road
 City / State / Zip CLIFTON, CO 81520

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Bruce Stahl
 Address 3445 F 3/4 Rd.
 City / State / Zip CLIFTON, CO 81520
 Telephone 970-210-4633

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): N/A

NOTES: See engineered plan attached

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL <u>N/A</u> Rear _____ from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions <u>Retaining wall on neighbors property</u>
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 Oct 25 07
 Department Approval C Faye Hall Date 11/5/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-6-07</u>		

JONES HOUSE

Property LINE

STANLEY PROPERTY

JONES DRIVEWAY

(EASEMENT)

JONES PROPERTY

STANLEY PROPERTY

ACCEPTED BY CHAIRMAN 11/5/07
SETBACKS MUST BE
MAINTAINED
AND IDENTIFY EASEMENTS
AND PROPERTY LINES

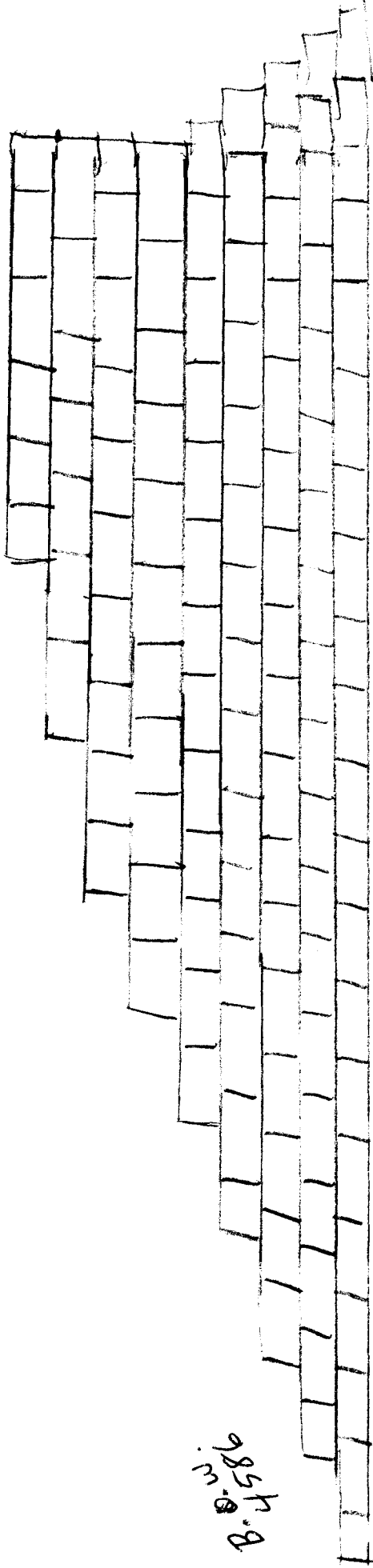
CUL-DE-SAC

T.O.W. 4594

B.O.W. 4586



T.O.W.
4594



B.O.W.
9856
B.4586

CUL-DE-SAC



100'

WALL WILL BE 1'-6 1/2' TALL BORDERING THE PROPERTY

11/5/07
 CHRYSTAL
 ALL APPLICANTS
 MUST BE
 APPROVED
 CITY PLANNING
 DEPARTMENT
 TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Exhibit A

LEGEND

- FOUND 2" ALUMINUM CAP LS 24306
- ◐ FOUND 1 1/2" ALUMINUM CAP LS 17435

FILING 3
OPEN SPACE

EL MONTE VENTURES

LOT 11

N65°19'22"W

156.88'

S87°38'52"W

30.00'

N02°21'08"W

LOT 10

BRENT JONES PROPERTY

LOT 12

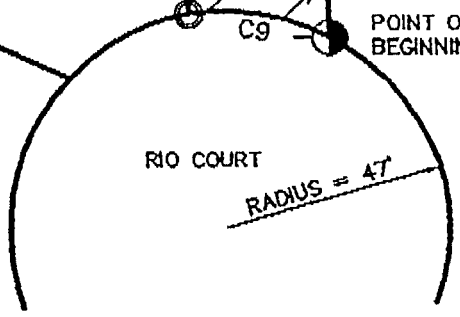
S02°21'08"E

98.12'

198.90'
104.38'
Retain wall

1'-7" TALL

POINT OF BEGINNING



NOT TO SCALE

FILING 3

10' UTILITY IRRIGATION AND DRAINAGE EASEMENT

S00°09'19"E

122.98'

100.00'

N00°09'19"W

25.80'

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD	LENGTH
C9	31.21	47.00	38°03'03"	16.21	S80°35'44"E	30.64

ACCEPTED 02/11/07
 ANY CHANGE OF SETBACKS MUST BE
 CITY PLANNING
 APPLICANTS
 IDENTIFY PROPERTY
 AND PROPERTY LINES