

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

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

BLDG PERMIT NO. _____

SEP 23 2009

Lift Station fee \$1,104
 Building Address 2693 Lookout Lane
 Parcel No. 2945-351-45-021
 Subdivision Spglass Ridge
 Filing 2 Block _____ Lot 134

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3539
 Sq. Ft. of Lot / Parcel 10,031 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5,026 SF *includes 211 cement work*
 Height of Proposed Structure 21'-2 1/2"

OWNER INFORMATION:

Name Ronald + Irene Bladow
 Address 900 Reichert Ave #441
 City / State / Zip Novato, CA 94947

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Irene Bladow
 Address SANB
 City / State / Zip _____
 Telephone 970-623-1915 Justin

***TYPE OF HOME PROPOSED:**

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

home type A - one story, but 2nd story no > than 35% of home's main level
 NOTES: Engineering foundation, grading + drainage plans required ACCO approval must be 5' from property line TEDS 4.1.1

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 about the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

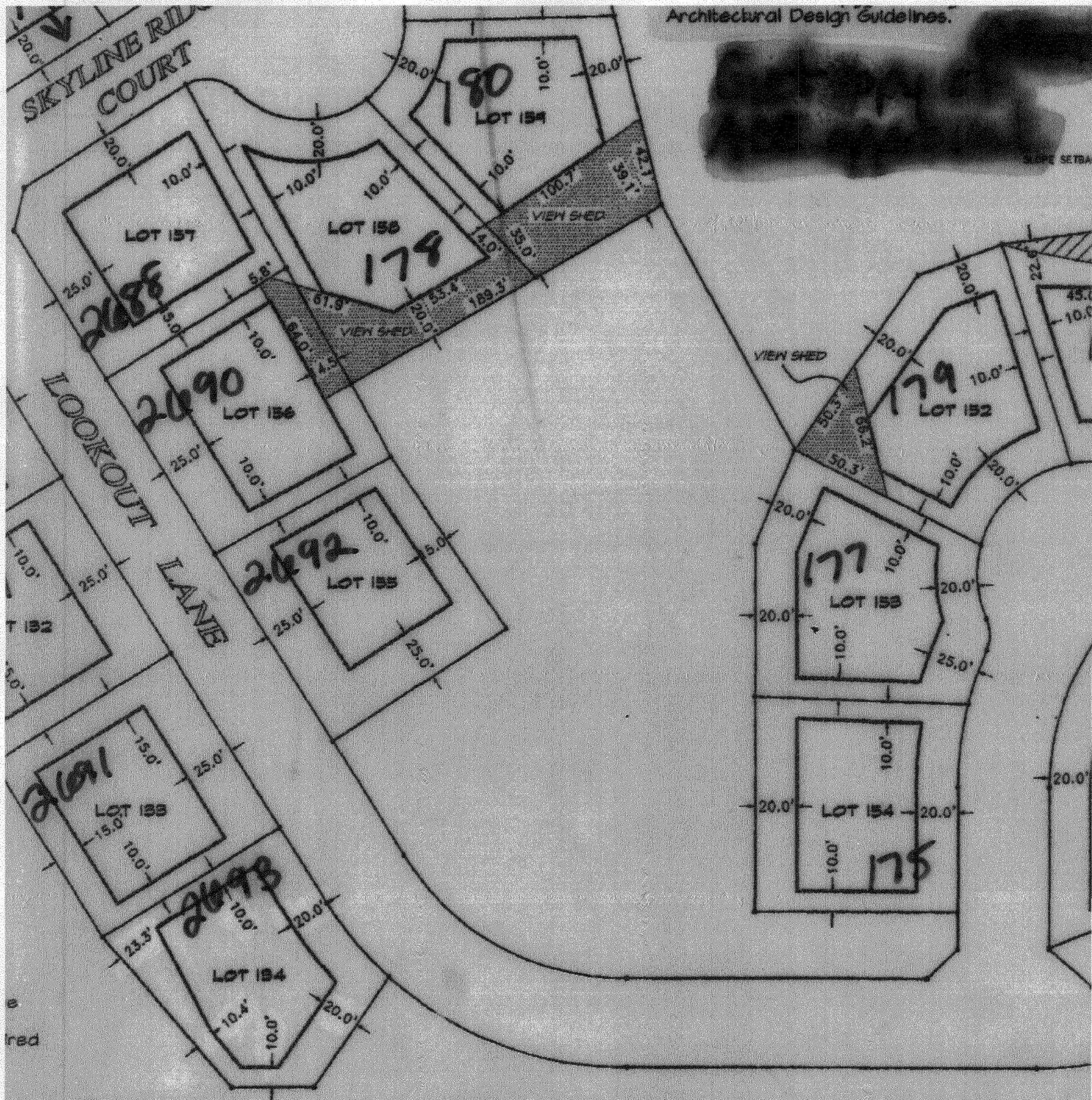
ZONE <u>R-2 Cluster (R-8 standards)</u>	Maximum coverage of lot by structures <u>5030%</u>
SETBACKS: Front <u>20'</u> from property line (PL) <i>see plot notes</i>	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District <u>E</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	Special Conditions <u>engineered foundation/grading/drainage & ACCO approval</u>

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 Irene Bladow Date 09-15-09
 Planning Approval PD C Mcke Date 9/17/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>OmSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/23/09</u>		



ards.
lopes
d

← VARIANCE to bldg envelopes allowed

← Fences

ING No. TWO

LOT AREA (SQ FT)	BLDG ENV (SQ FT)
10384	4643
10581	5071
11439	6474
10737	4869
14754	5739
12452	6131
11649	5636
10349	4286
11382	5302
10717	5037
10770	5288
10170	4842
10327	4050
10277	5009
10427	4564
11541	5323
11667	5234
10488	4849
10570	4463
12429	4526
10735	4976
13749	5200
16325	5870
11200	5036
11557	4778
10313	4482
11074	4826
10673	4817
13534	5381
10558	4935
10613	5205
12388	5794
10412	4497
11317	5298
15171	6795

LOT	HOME TYPE	LOT AREA (SQ FT)	BLDG ENV (SQ FT)
116	C	10358	4797
117	C	10285	4592
118	A	10774	4635
119	A	10826	4919
120	A	10099	4444
121	A	10529	4651
122	A	11632	4742
123	A	15158	6134
124	A	12687	5495
125	A	10754	5038
126	A	10641	4682
127	A	14914	5744
128	A	10928	5219
129	A	10264	4799
130	A	10417	4651
131	A	10387	5090
132	A	10324	4730
133	A	10161	4619
134	A	10031	4835
135	C	11068	5426
136	C	11040	5574
137	C	10365	5074
138	C	10531	5207
139	C	10607	5302
140	A	10148	4921
141	A	10760	5362
142	A	10144	4843

to maximum height of 20 feet within the
owners' Association (HOA) Architectural

SLOPE SETBACK/NO DISTURBANCE AREA

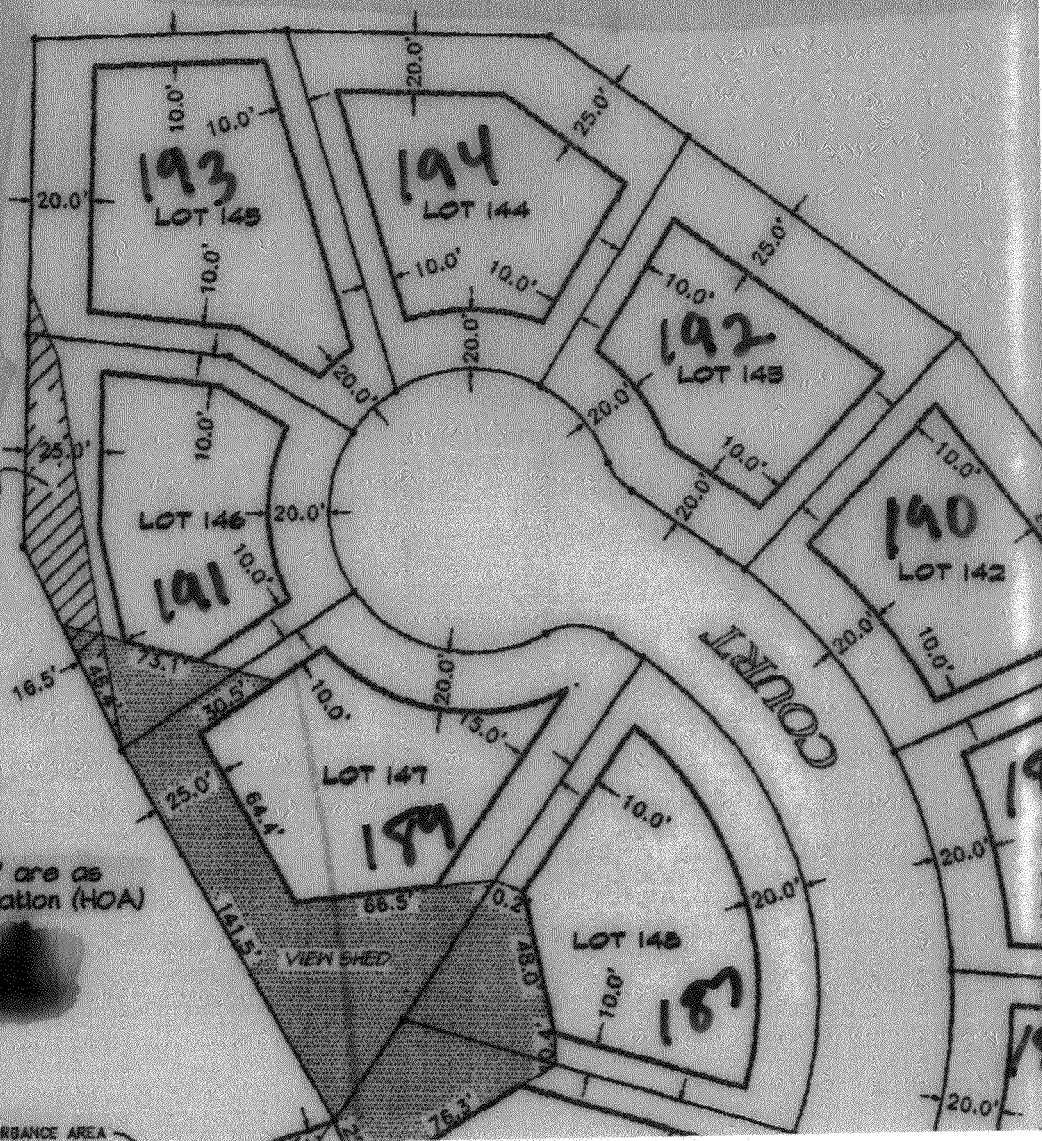
RESTRICTION KEY

STORY

OR TWO STORY

STORY w/LOWER LEVEL WALKOUT

in height for home types "A", "B" and "C" are as
the Spyglass Ridge Homeowners' Association (HOA)
Design Guidelines.



SLOPE SETBACK/NO DISTURBANCE AREA

DING LOT CONSIDERATI

for

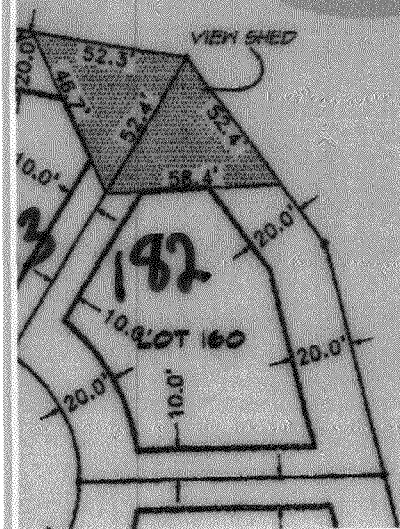
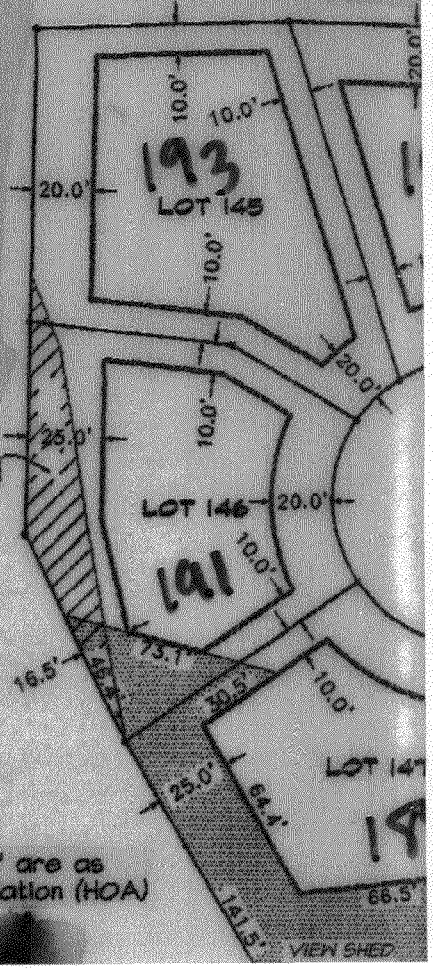
ASS RIDGE FILING No. TWO

LOT	HOME TYPE
116	C
117	C
118	A
119	A
120	A
121	A
122	A
123	A
124	A
125	A
126	A
127	A
128	A
129	A
130	A
131	A
132	A
133	A
134	A
135	C
136	C
137	C
138	C
139	C
140	A
141	A
142	A

LOT	HOME TYPE	LOT AREA (SQ FT)	BLDG ENV (SQ FT)
143	A	10384	4543
144	A	10581	5071
145	A	11439	5474
146	A	10737	4869
147	A	14754	5799
148	A	12452	6131
149	A	11649	5636
150	A	10349	4286
151	A	11382	5302
152	A	10717	5097
153	A	10770	5288
154	A	10170	4842
155	A	10327	4050
156	A	10277	5009
157	A	10427	4564
158	A	11541	5323
159	A	11687	5234
160	A	10488	4849
161	A	10570	4463
162	A	12429	4526
163	A	10735	4976
164	A	13749	5200
165	A	18325	5870
166	A	11200	5036
167	A	11557	4778
168	A	10313	4482
169	A	11074	4826
170	A	10673	4817
171	A	13534	5381
172	A	10658	4935
221	A or C	10813	5205
222	A or C	12388	5794
223	A or C	10412	4497
224	A or C	11317	5298
225	A*	15171	6795

* Lot 225 restricted to maximum height of 20 feet within the Spyglass Ridge Homeowners' Association (HOA) Architectural Design Guidelines

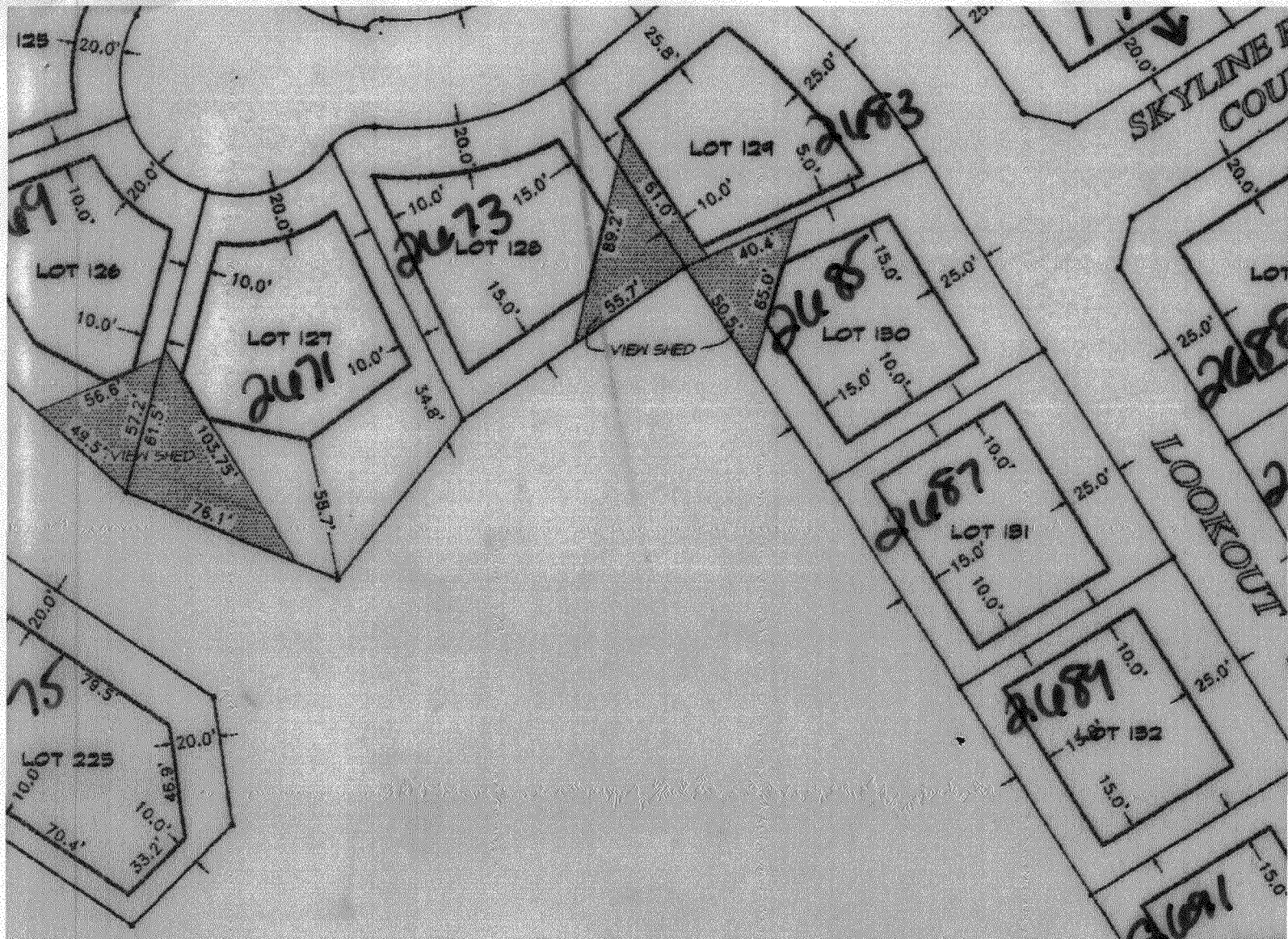
AS
disturbance* are to
occurring within these
ated areas shall be
Committee.



HOME TYPE/RESTRICTION KEY

- "A" - ONE STORY
- "B" - ONE OR TWO STORY
- "C" - ONE STORY w/LOWER LEVEL WALKOUT

NOTE: Maximum height for home types "A", "B" and "C" are as defined within the Spyglass Ridge Homeowners' Association (HOA) Architectural Design Guidelines.



Setbacks apply to primary buildings. All accessory/storage structures shall be attached to and incorporated in the principal dwelling and must be located within the rear building envelope. Refer to Architectural Standards and Guidelines section of the Spyglass Ridge Homeowners Reference and Guidelines manual for additional information.

Special building setbacks, height restrictions and other construction requirements apply as specified in the Covenants, Conditions and Restrictions and/or the Architectural Standards and Guidelines for Spyglass Ridge and by this "Special Building Lot Considerations". Any building excavations with incursions of greater than eight feet into the slope will require a separate slope analysis by Colorado registered geotechnical engineer. Engineered foundations are required. Site specific grading and drainage plans prepared by a Colorado registered engineer are required for all lots. See approved construction drawings by Thompson-Langford Corp., dated 04/15/06, Sheets C9 through C16 for specific lot grading types. Consult the Architectural Standards and Guidelines for details on lot grading and drainage.

This property is using the clustering provisions in the RSF-2 zone district to apply to RMF-8 standards. Building envelopes as shown on these sheets shall be adhered to. Variances to the building envelopes will require review and approval of the HOA and, if City RMF-8 minimums are exceeded, the Grand Junction Board of Appeals.

View shed areas are restricted to maximum four foot fence heights and shrubs and landscaping vegetation to maximum four foot height.

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