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TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 13903

Building Address 2279 Rio Linda Lane
 Parcel No. 2945-071-17-023
 Subdivision Loma Rio Subdivision
 Filing 1 Block 2 Lot 23

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2149 Sq. Ft. Proposed 2243
 Sq. Ft. of Lot / Parcel 14461 SQ FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3249
 Height of Proposed Structure 21'6"

OWNER INFORMATION:

Name Elizabeth Costello
 Address 2279 Rio Linda Lane
 City / State / Zip Grand Junction, CO 81507

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): lowering garage, living space above garage - No kitchen facilities above garage

APPLICANT INFORMATION:

Name Chaparral West Inc.
 Address P.O. Box 1765
 City / State / Zip Grand Junction, CO 81502

***TYPE OF HOME PROPOSED:**

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

Telephone 970-244-9986 #17
Cell 234-5682 Taylor

NOTES: Removal of existing kitchen and new lower level garage with living area above.

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

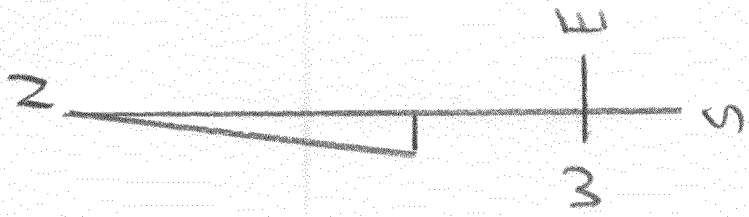
ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District A Driveway Location Approval PO Special Conditions PAID
 (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).

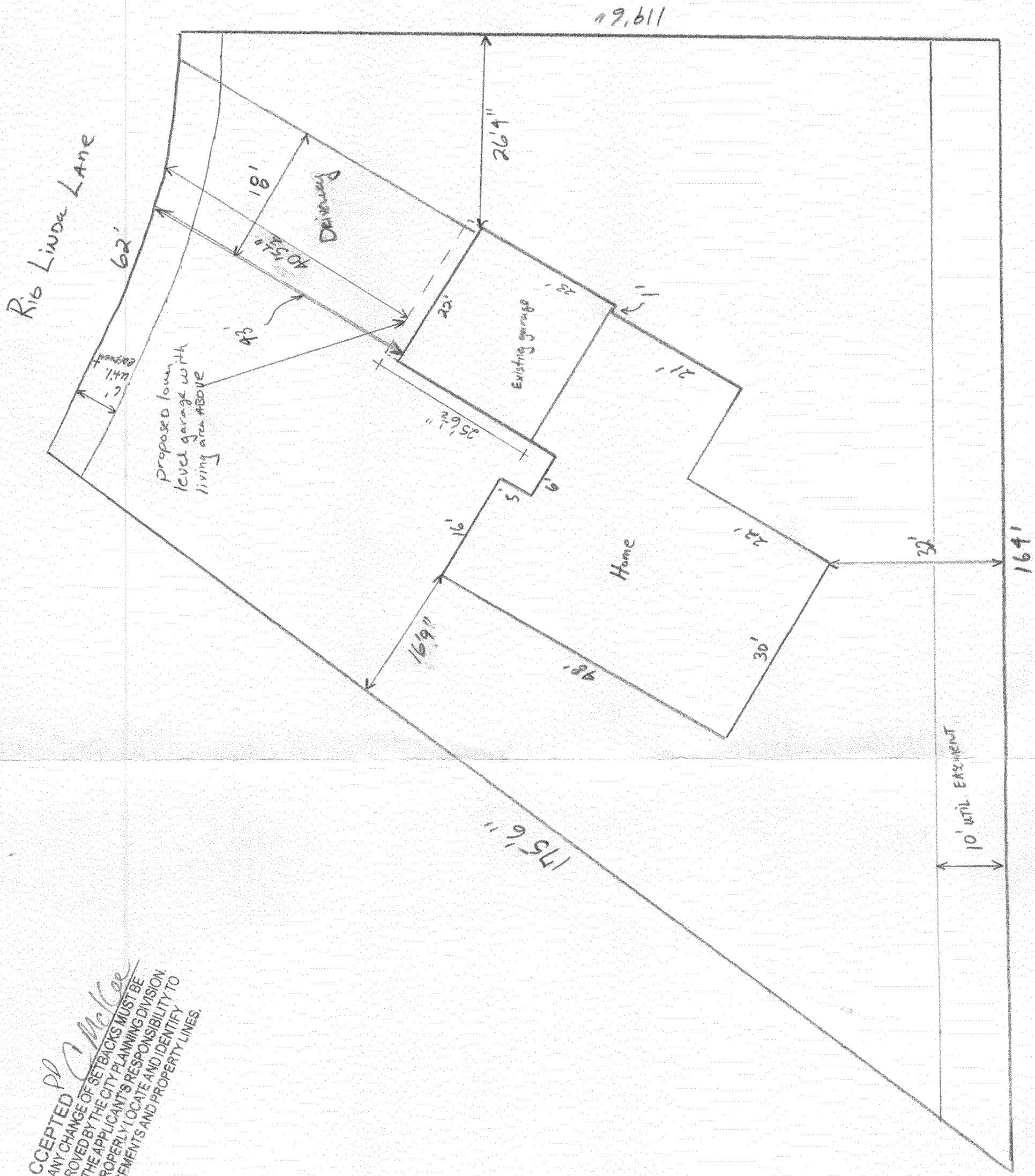
Applicant Signature [Signature] Date 7/01/09
 Planning Approval PO C. McKee Date 7/2/09 no sewer stubs

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Single family the</u>
Utility Accounting	<u>Qu Me</u>	Date	<u>8/26/09</u>



SCALE 1" = 30'

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY TO
EASEMENTS AND PROPERTY LINES.



#9,611

Rib Linde Lane

Proposed lower level garage with living area ABOVE

Driveway

Existing garage

Home

10' UTIL. EASEMENT