

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 13880-0

Building Address 2282 Rio Linda Lane No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. 2945-071-19-003 Sq. Ft. of Existing Bldgs 1800 Sq. Ft. Proposed 520
 Subdivision LOMA RIO Sq. Ft. of Lot / Parcel 18,000
 Filing _____ Block 4 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 76
 Height of Proposed Structure 26'

OWNER INFORMATION:

Name Greg & Mary Speer
 Address 2282 Rio Linda Lane
 City / State / Zip G.J. CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JAMES R. LUTZ CONSTRUCTION
 Address 2614 Partridge CRT
 City / State / Zip Grand Jct CO 81506
 Telephone (970) 250-7578

***TYPE OF HOME PROPOSED:**

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

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 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7 from PL Rear 25 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)

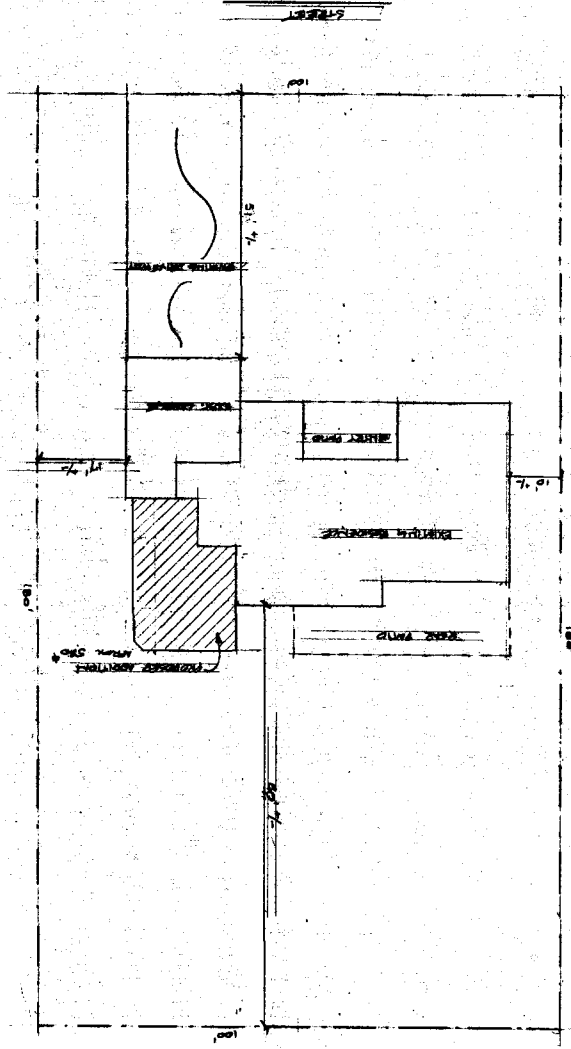
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 7-14-09
 Planning Approval [Signature] Date 7/14/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/14/09</u>

DATE	10/10/2011
TIME	11:00 AM
BY	PLANNING DIVISION
REMARKS	



ACCEPTED *Wendy Durr*
 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.