

FEE \$	10 <sup>-</sup>
TCP \$	1589 <sup>-</sup>
SIF \$	460 <sup>-</sup>

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 506 Swan Lane  
Parcel No. 2945-073-00-007  
Subdivision Redlands Valley  
Filing — Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2340  
Sq. Ft. of Lot / Parcel ~~8800~~ 9832

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4100 # w/patio drives etc.  
Height of Proposed Structure 18

**OWNER INFORMATION:**

Name Redlands Valley Development Corp.  
Address 300 Main St. # 301  
City / State / Zip gJ CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Acc 2000 - Chris Williams  
Address PO Box 511  
City / State / Zip Clifton CO 81520  
Telephone 210-7670

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

**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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>A</u>	Driveway Location Approval _____ (Engineer's Initials)		

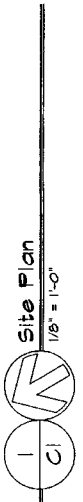
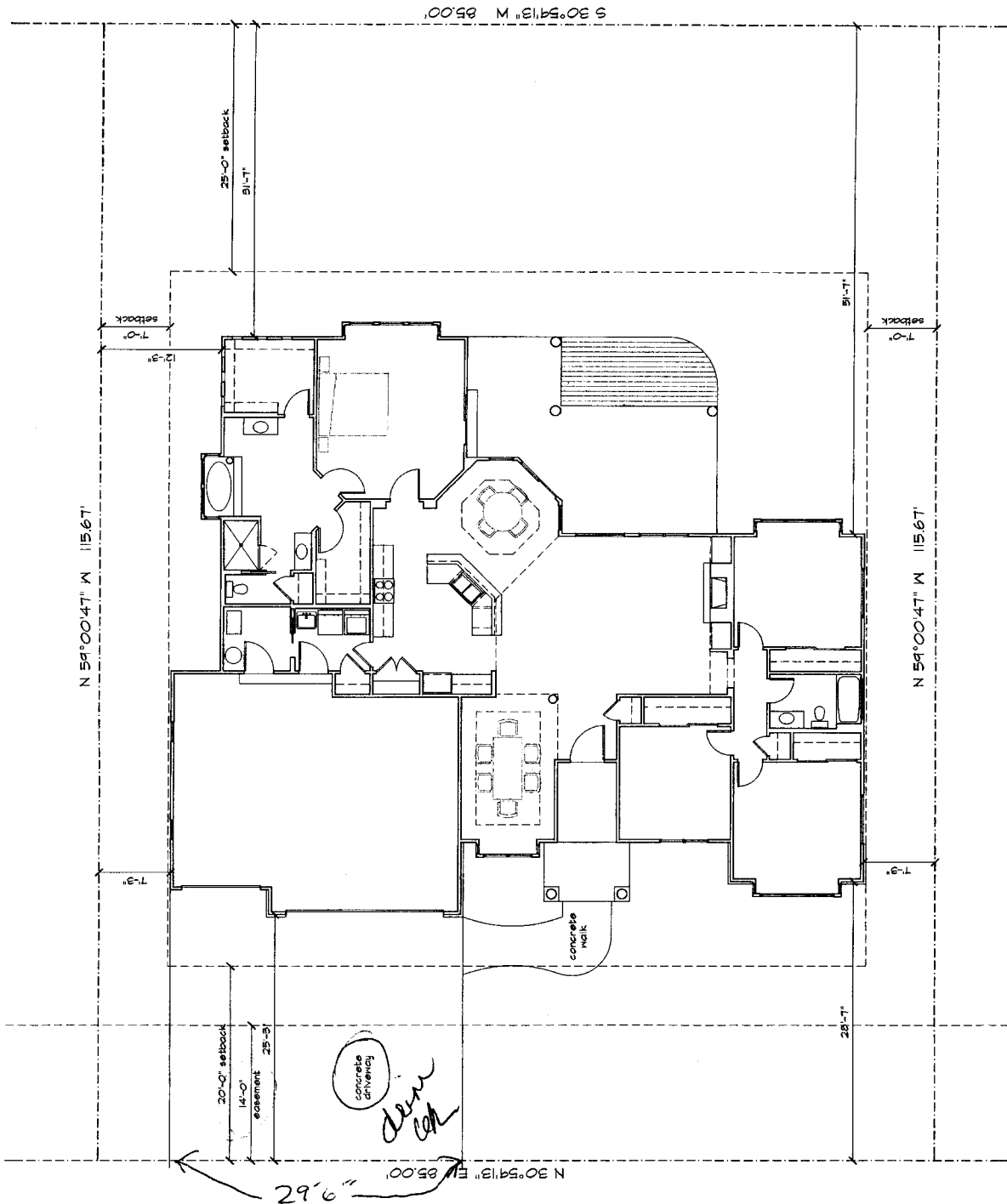
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Chris Williams Date 7/9/07  
Department Approval WS Judge Date 7/9/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>20430</u>
Utility Accounting <u>Other answer</u>	Date <u>7/9/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Swan Lane WS Judson Row

ALL WORKERS MUST BE RESPONSIBLE FOR PROPERLY LOCATE AND CONVEY EASEMENTS AND PROPERTY LINES