

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

## PLANNING CLEARANCE

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

BLDG PERMIT NO. pl

Building Address 507 Swan Lane No. of Existing Bldgs 0 No. Proposed 1  
Parcel No. 2945-073-09-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2181 / house  
Subdivision Redlands Valley Sub. Sq. Ft. of Lot / Parcel 6,675 sq. ft. 6731 garage  
Filing \_\_\_\_\_ Block 1 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 3,183  
Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name WCI, LLC  
Address 891 26 1/2 Rd.  
City / State / Zip Grand Jct., CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name WCI, LLC / Bonnie Petersen  
Address 891 26 1/2 Rd  
City / State / Zip Grand Jct., CO 81506  
Telephone 970-640-8181

**\*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 <u>NA</u> (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 Bonnie Petersen Date 6-26-2007  
Department Approval NA Wendy Spurr Date 6/28/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20411</u>
Utility Accounting <u>Kate Cesberry</u>	Date <u>6/28/07</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)

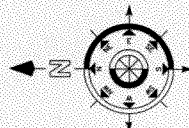
*ACCEPTED WA Wendy Spurr*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTICE:  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 2. USE OF THIS PLAN CONSTITUTES BUILDER OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 3. THIS PLAN IS FOR INFORMATION ONLY. ALL DIMENSIONS ARE AS SHOWN AND NOT TO SCALE.  
 4. BUILDER AND OR OWNERS TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.



SITE PLAN INFORMATION	
SUBDIVISION NAME	REDLANDS VALLEY
PLING NUMBER	N/A
LOT NUMBER	4
BLOCK NUMBER	1
STREET ADDRESS	507 SWAN LANE
COUNTY	MESA
CARAGE SQ. FT.	673
COVERED ENTRY SQ. FT.	70 SF
COVERED PATIO SQ. FT.	259 SF
LIVING SQ. FT.	2181 SF
LOT SIZE	8675 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1" = 20'-0"

