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

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

Building Address 2239 S. Broadway  
 Parcel No. 2945-182-09-006  
 Subdivision South Broadway Sub  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 3

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2284 Sq. Ft. Proposed 576  
 Sq. Ft. of Lot / Parcel 31,711  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2860  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Roger Hoaglund  
 Address 2239 S Broadway  
 City / State / Zip Grand Jet, CO 80502

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Shop - demo - existing shop -

**APPLICANT INFORMATION:**

Name Roger Hoaglund  
 Address 2239 S Broadway  
 City / State / Zip Grand Jet, CO 80507  
 Telephone (970) 243-7731

**\*TYPE OF HOME PROPOSED:**

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

NOTES: Demo Shop - Adding new 1  
No WTR/SWR Change - ON Septic

**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 <u>R-2</u>	Maximum coverage of lot by structures <u>30</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>NA</u>
Side <u>15/3</u> from PL Rear <u>30/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>✓</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (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 Melissa Hoaglund Date 10/16/08  
 Planning Approval [Signature] Date 10/16/08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No <u>ON Septic</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/16/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

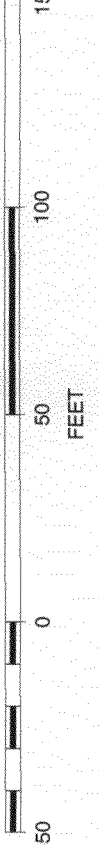
# 2239 S Broadway

1/2 = 10'  
1/4 = 5'  
1/8 = 2.5'

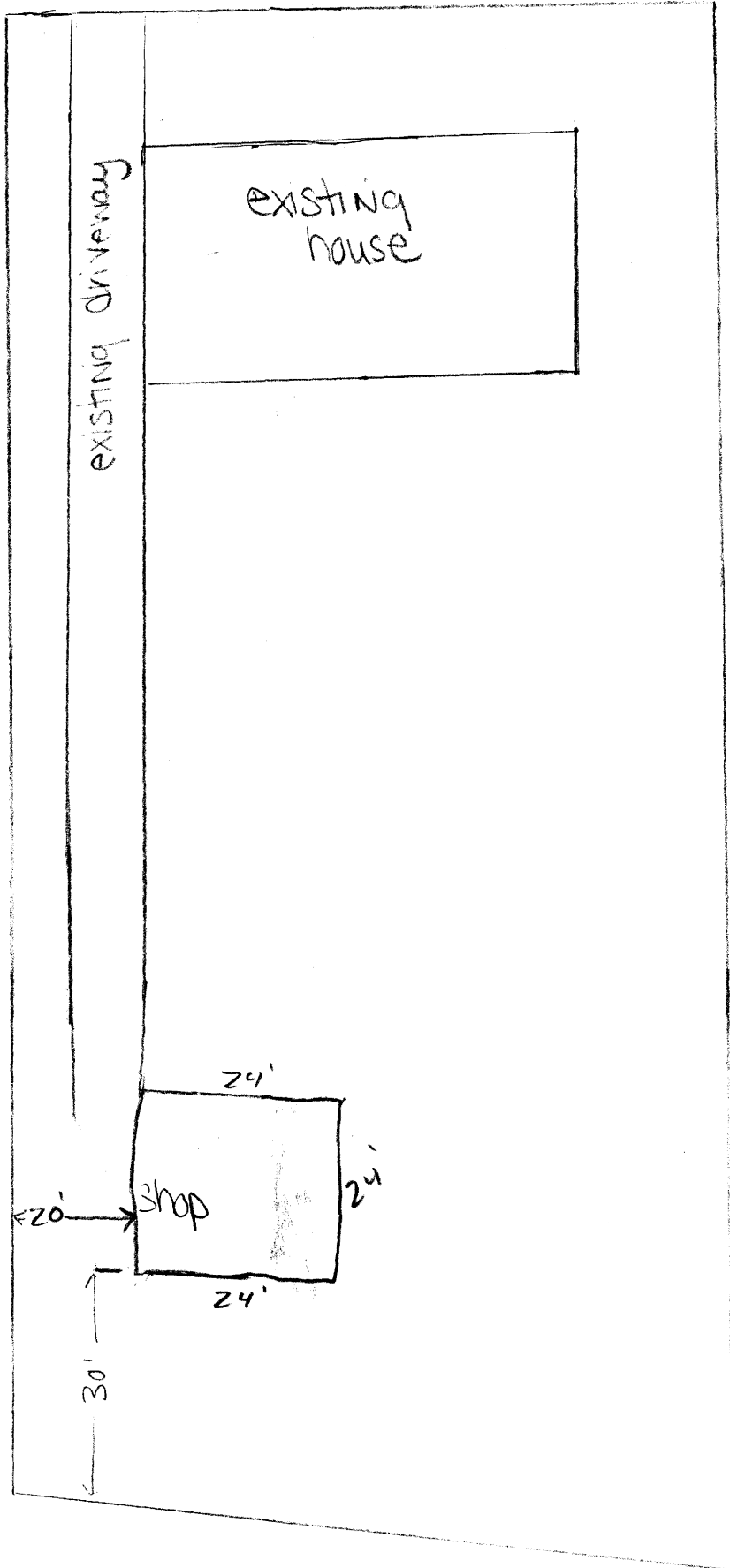


ACCEPTED  
ANY CHANGE OF SEBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION  
150 IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

SCALE 1 : 547



2239 S. Broadway



*dm*  
COUNTY OF SUTTER  
PLANNING AND ZONING DEPARTMENT  
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