

FEE \$	10.00
TCP \$	0
SIF \$	0

23925-15416

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

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

Building Address 2986 C 1/2 rd.  
 Parcel No. 2943201 00020  
 Subdivision Swan Meadows  
 Filing \_\_\_\_\_ Block 4 Lot 11

No. of Existing Bldgs 3 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 3400 Sq. Ft. Proposed 1200  
 Sq. Ft. of Lot / Parcel 62180  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Frank Hyde  
 Address 2986 C 1/2 rd  
 City / State / Zip Grand Jctn Co 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name FRANK Hyde  
 Address 2986 C 1/2 rd  
 City / State / Zip Grand Jctn Co 81504  
 Telephone (970) 243-0997

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): 30X40 shop

NOTES: as long as no water or sewer  
no fees.

**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'/25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 7'/3' from PL Rear 25'/5' 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 Frank Hyde Date 9/29/2008  
 Planning Approval Dayleen Henderson Date 9-29-08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
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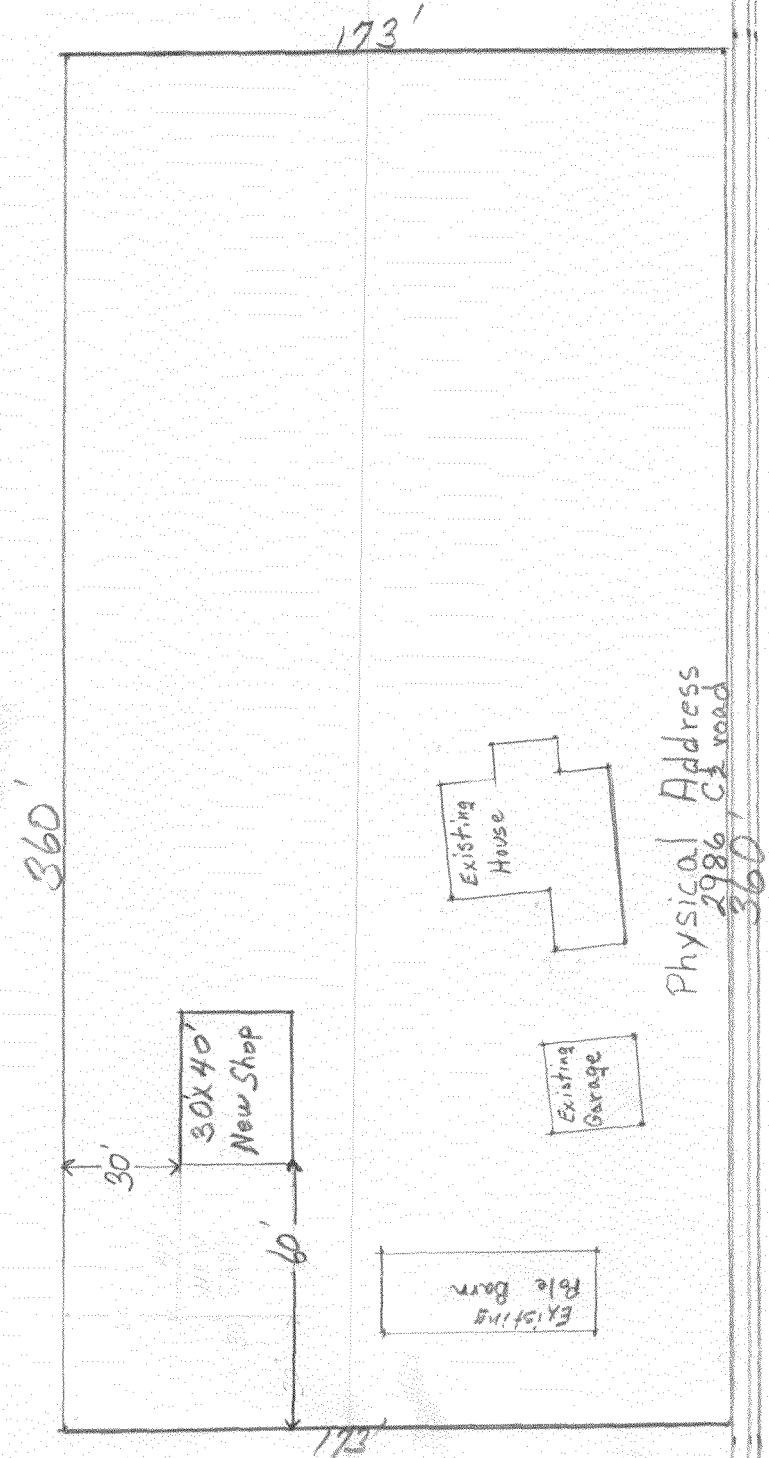
Utility Accounting <u>Pay me</u>	Date <u>9/29/08</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

North

9-29-08 Gayle Henderson

ACCEPTED  
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.



NEW C1/2 Road

1" = 50'

Mailing Address - 351-30 road