

FEE \$
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

AKA ← 351 30 RD - SAME HOUSE
 Building Address 2986 C 1/2 road
 Parcel No. 294320118011
 Subdivision Suan Meadows
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 4 No. Proposed 0
 Sq. Ft. of Existing Bldgs 6,100 Sq. Ft. Proposed 270
 Sq. Ft. of Lot / Parcel 1.430 Ac
 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 Junction Co 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name FRANK Hyde
 Address SAME
 City / State / Zip _____
 Telephone 970-243-0997

***TYPE OF HOME PROPOSED:**

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

NOTES NO WTR / SWR Charges

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-4</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
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).

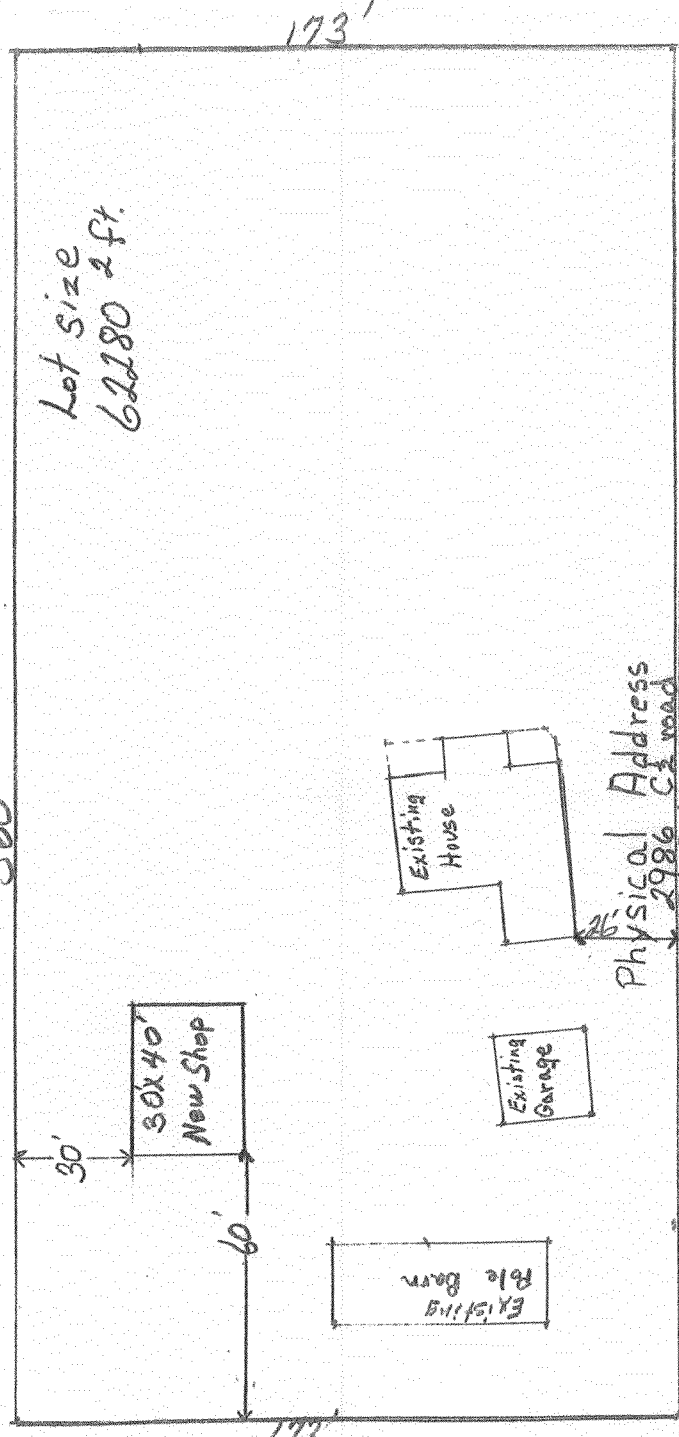
Applicant Signature Frank Hyde Date 11/12/08
 Planning Approval (WS) Date _____

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR / SWR Charges</u>
Utility Accounting <u>(circled)</u>	Date <u>11/12/08</u>

9-29-08 Gayle Heston

~~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.~~

NORTH



NEW C3 Road

1" = 50'

Mailbox Address: 351-30 road

ACCEPTED 11/26/08 GHS

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.