

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 7m

51103-0

Building Address 702 CALED ST.
 Parcel No. 2701-343-29-002
 Subdivision ARCADIA
 Filing _____ Block 1 Lot 2

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1596 Sq. Ft. Proposed 264
 Sq. Ft. of Lot / Parcel 8,624.00
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1860
 Height of Proposed Structure 9 FT 6"

OWNER INFORMATION:

Name LYNDEN & BARBARA BENNETT
 Address 702 CALED ST
 City / State / Zip GRAND JCT. CO 81595

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): PATIO COVER/LATIA

APPLICANT INFORMATION:

Name LYNDEN BENNETT
 Address 702 CALED ST
 City / State / Zip GRAND JCT CO
 Telephone (970) 640-5105

***TYPE OF HOME PROPOSED:**

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

NOTES: no bathroom / sewer

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 X
 Side 7/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35' Parking Requirement _____
 Voting District _____ Driveway _____ Location Approval _____ Special Conditions SEP 30 2009
 (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 [Signature] Date 9/30/2009
 Planning Approval Pat Dunlop Date 9/30/09

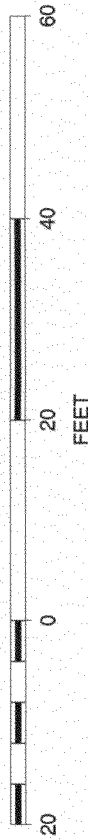
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer / water</u>
Utility Accounting	<u>Done</u>	Date	<u>9/30/09</u>

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)

702 Caleb St



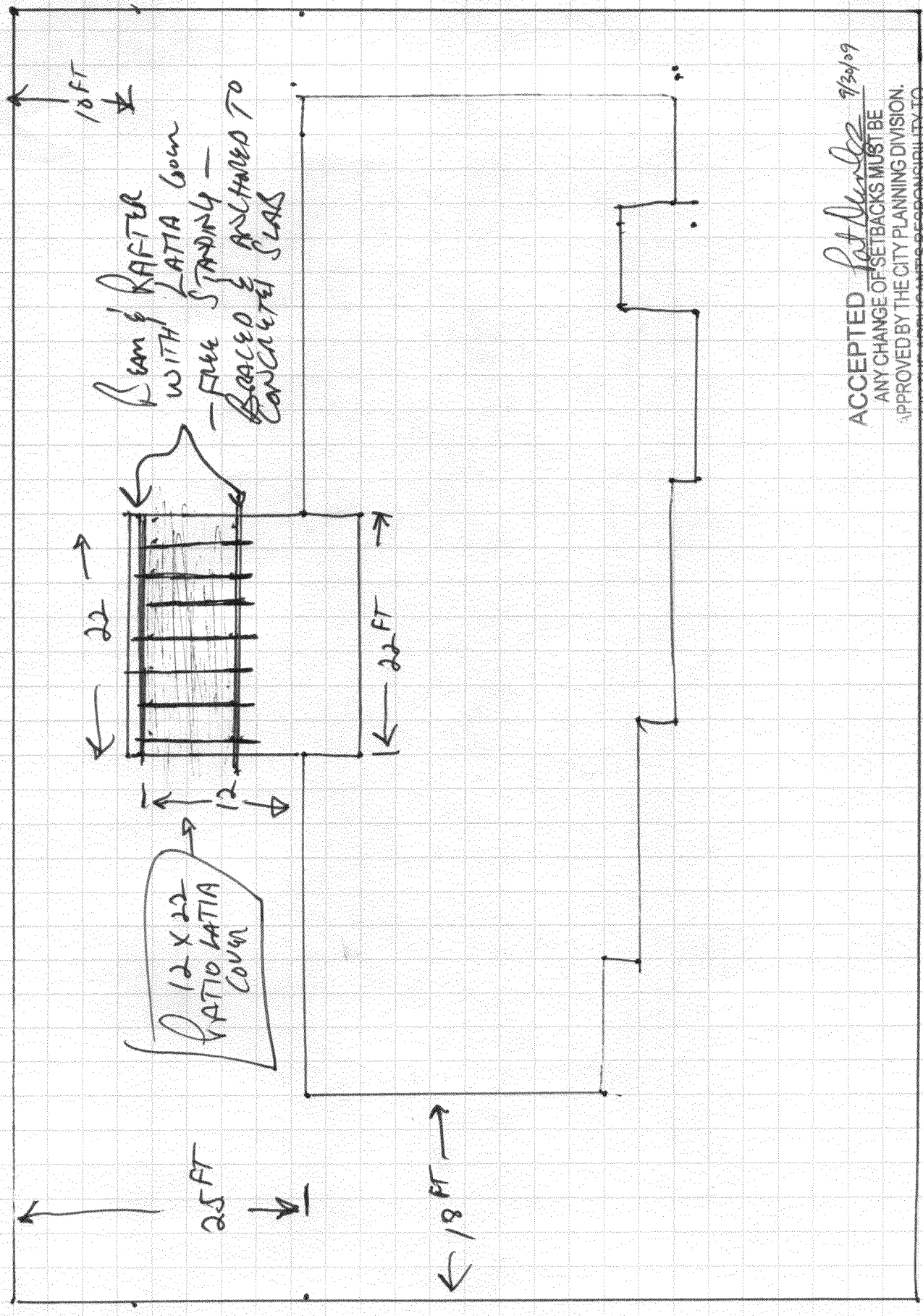
SCALE 1 : 225



ACCEPTED *for Review 9/29/09*
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.



MORRIS CHURCH PARKING LOT →



Beam & RAFTER
WITH LATIA cover
- FREE STANDING -
BRACED & ANCHORED TO
CONCRETE SLAB

12 X 22
RATIO LATIA
COVER

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EASEMENTS AND PROPERTY LINES.

702 CALES ST - Lot 77.5 X 111.8