

FEE \$ 10.00
 TCP \$ 2554.00
 SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 2990 Fenwick Lane
 Parcel No. 294320117015
 Subdivision Swan Meadows
 Filing 1 Block 3 Lot 15

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs - Sq. Ft. Proposed 1657
 Sq. Ft. of Lot / Parcel 8735
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1,657 + 630 = 2,287
 Height of Proposed Structure 18' 1/2"

OWNER INFORMATION:

Name KURT Schlagel
 Address 2918 Riverbend Lane
 City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Kurt Schlagel
 Address 2918 Riverbend Lane
 City / State / Zip Grand Junction Co 81503
 Telephone 623-5981

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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>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	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	Special Conditions _____		

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 Kurt Schlagel Date 12-31-08
 Planning Approval [Signature] Date 12-31-08

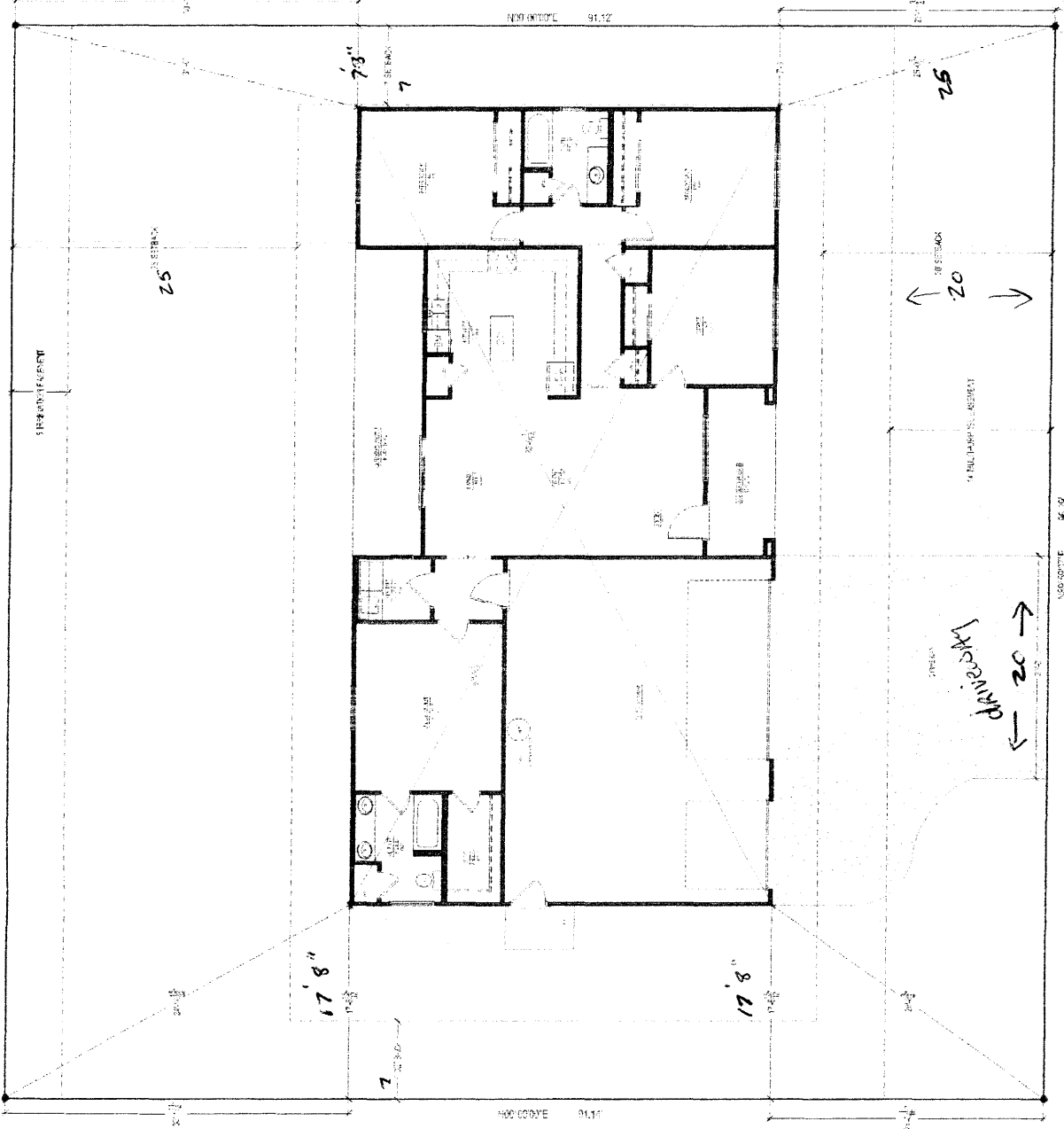
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21614</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/12/09</u>

SECTION 9028

SECTION 9029



Swanfield Gas Substation	
ITEM	QTY
1	1
3	1
15	1
8735	1
1657	1
733	1
2391	1



Handwritten signature: J. L. Ryan

FENWICK LANE