

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

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

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

*revised*

Building Address 2790 HELENA CRT  
 Parcel No. 2945-244-45-015  
 Subdivision CARRIAGE HILLS  
 Filing 1 Block 1 Lot 15

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1840  
 Sq. Ft. of Lot / Parcel 4751  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2340 49%  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name FAYE L. FRY  
 Address 2775 1/2 MONROE CT G5 CO 81503  
 City / State / Zip GRAND JCT CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Kelly D McFad Snowline Designs Corp  
 Address 2775 1/2 MONROE CT  
 City / State / Zip GRAND JCT CO 81503  
 Telephone (970) 234-4745

**\*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**

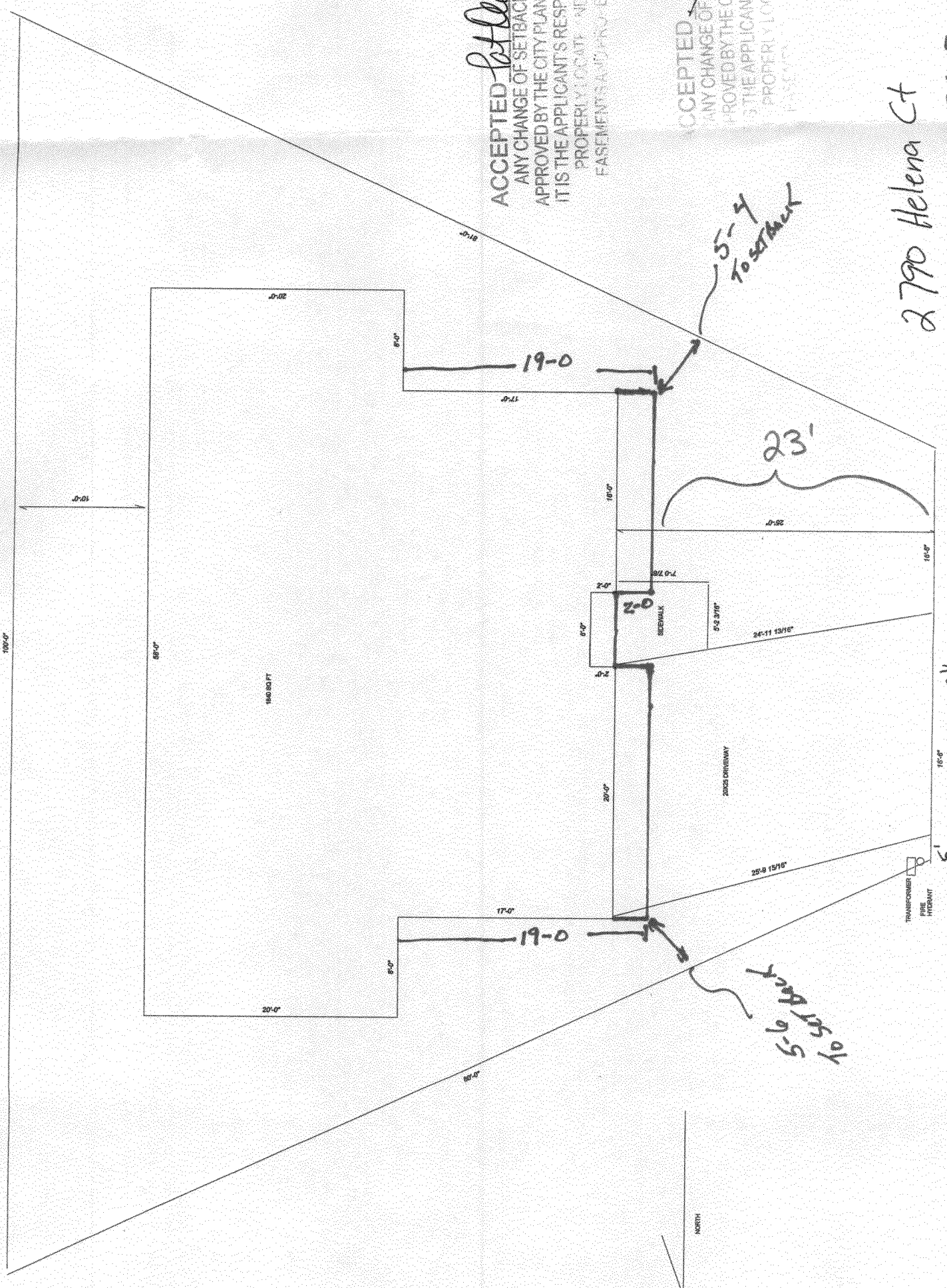
ZONE R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District E Driveway Location Approval AD 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 Kelly D McFad Date 12/Jan 09  
 Planning Approval [Signature] Date 1/12/09

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>21319</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/12/09</u>		



ACCEPTED *Pat O'Connell* 1/15/09  
 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.

ACCEPTED *Lydia Rydzek* 1/28/09  
 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.

2790 Helena Ct

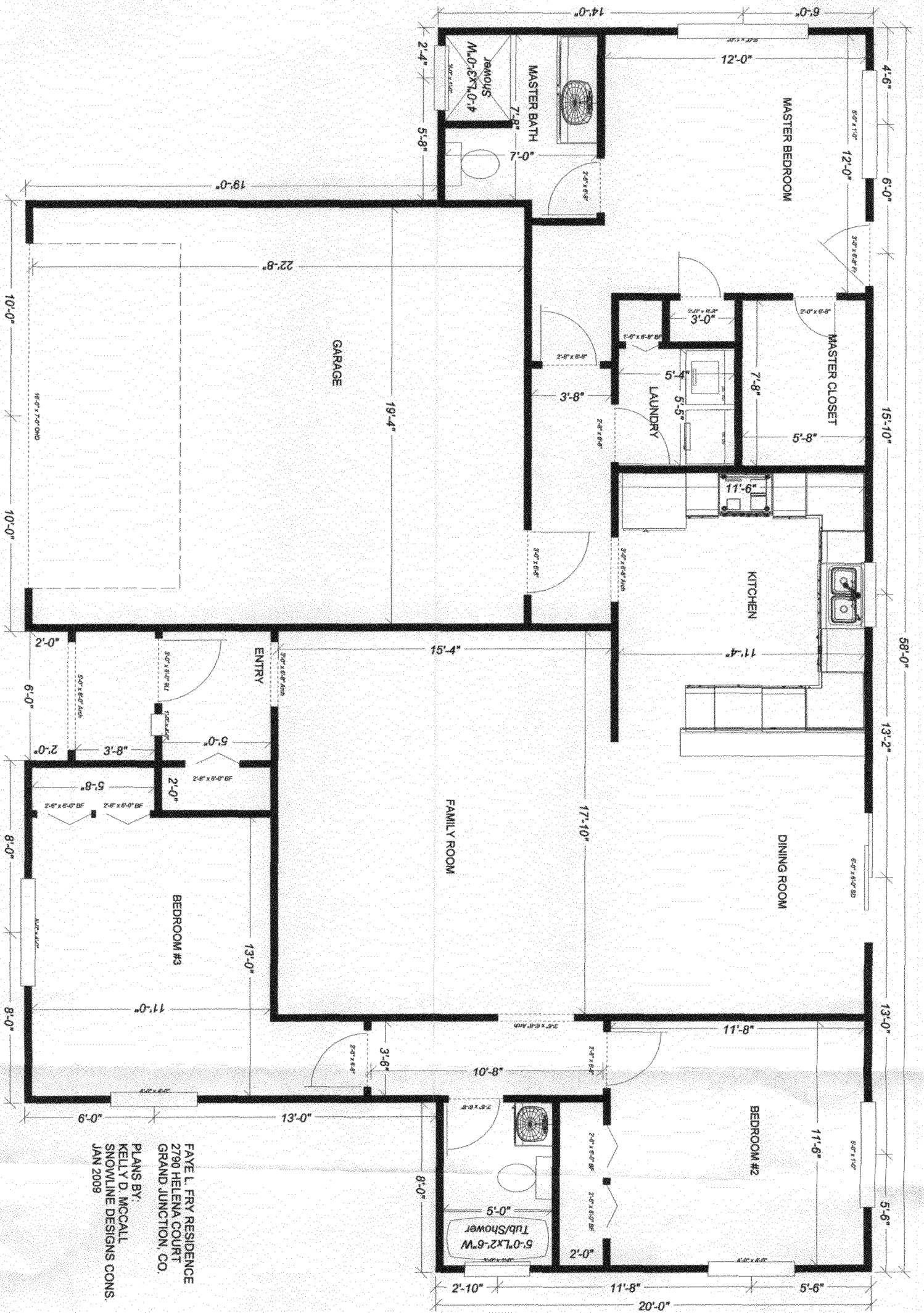
RED - NEW MEASUREMENTS  
 ADDING 2' TO FRONT OF HOUSE

5-4  
 10/27/09

5-6 14/15/09

Driveway OK  
 1/12/11  
 7/10/11  
 for lot

SITE PLAN FOR 2790 HELENA COURT  
 PATE FRY RESUBANCE



FAYE L. FRY RESIDENCE  
 2790 HELENA COURT  
 GRAND JUNCTION, CO.  
 PLANS BY:  
 KELLY D. MCCALL  
 SNOWLINE DESIGNS CONS.  
 JAN 2009