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TCP \$	/
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Ref # 229550

Building Address 656 Larks spur lane.
 Parcel No. 2945-022-10-009
 Subdivision North Field Estates.
 Filing _____ Block _____ Lot 21

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2459 Sq. Ft. Proposed 126' sq'
 Sq. Ft. of Lot / Parcel 38,550.6
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2585 ,070
 Height of Proposed Structure 11'

OWNER INFORMATION:

Name Richard & Renee Aideon
 Address 656 Larks spur lane.
 City / State / Zip Grand Jct Colo. 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 9x14' Entry

APPLICANT INFORMATION:

Name Vern Herold.
 Address 460 meadow Rd.
 City / State / Zip Grand Jct Colo 81504
 Telephone 970-208-5512

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval _____ (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.

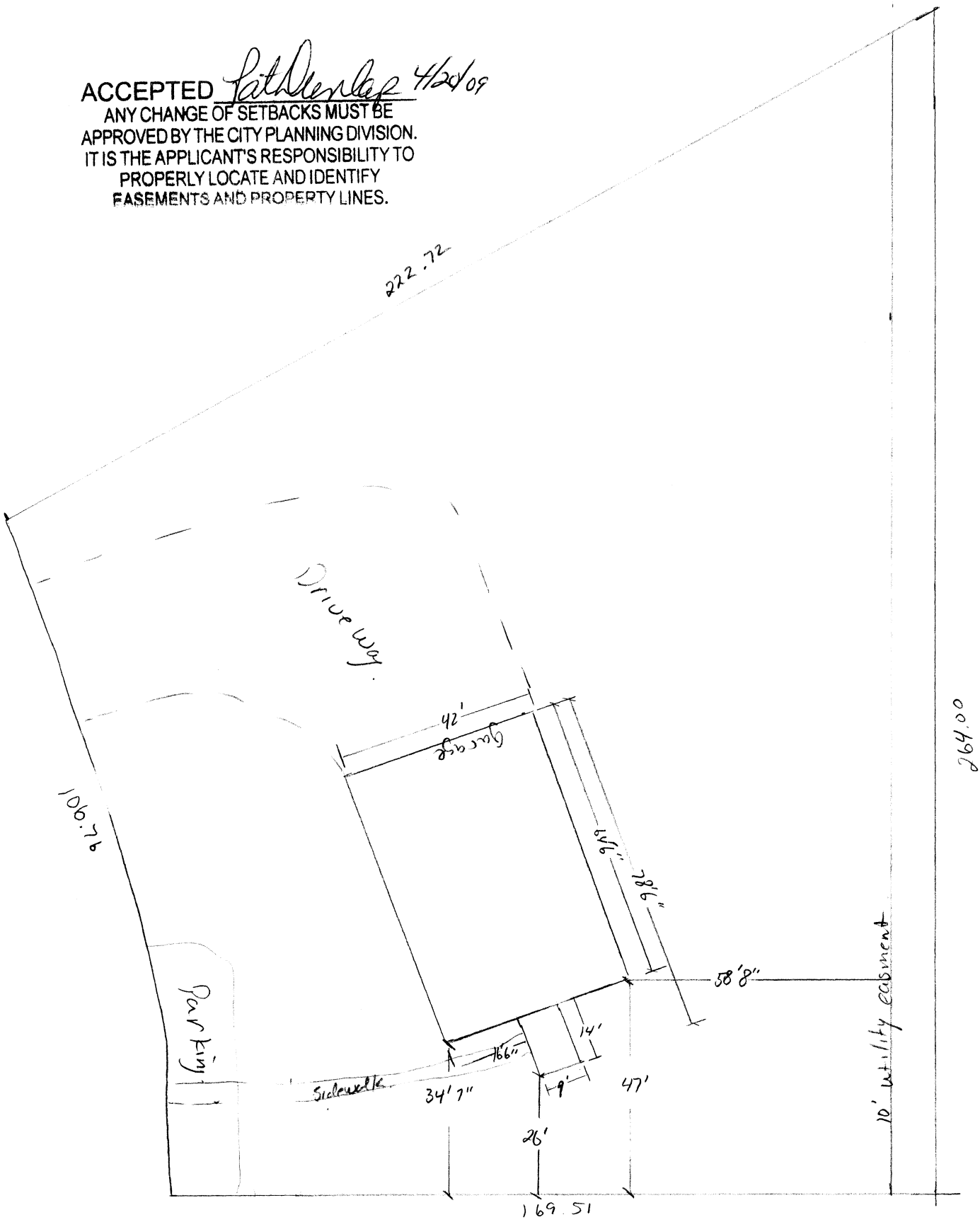
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Vern Herold Date 4-20-09
 Planning Approval Pat Oenigb Date 4/20/09

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>No changes</u>
Utility Accounting	Date <u>4-20-09</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)

ACCEPTED *Lith Development 4/24/09*
 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.



3/8" = 10'

Proposed Front Entry .

Richard + Renee Gideon.

656 Larks spur lane
 Grand Set color 81506