

FEE \$	1000
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 7

#1000217-0

Building Address 290 Mahan ST.
 Parcel No. 2943-301-39-004
 Subdivision Mahan Manor
 Filing 1 Block 4 Lot 4

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3423 Sq. Ft. Proposed 48'
 Sq. Ft. of Lot / Parcel 8614
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Steven Hagedorn
 Address 290 Mahan ST.
 City / State / Zip ES CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 970-241-2726

***TYPE OF HOME PROPOSED:**

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

NOTES: 6x8' SHED

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>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>/</u> NO _____		
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____		
Voting District <u>E</u> 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).

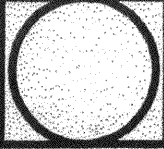
Applicant Signature Steven S. Hagedorn Date 4-29-09
 Planning Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No change</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-29-09</u>		

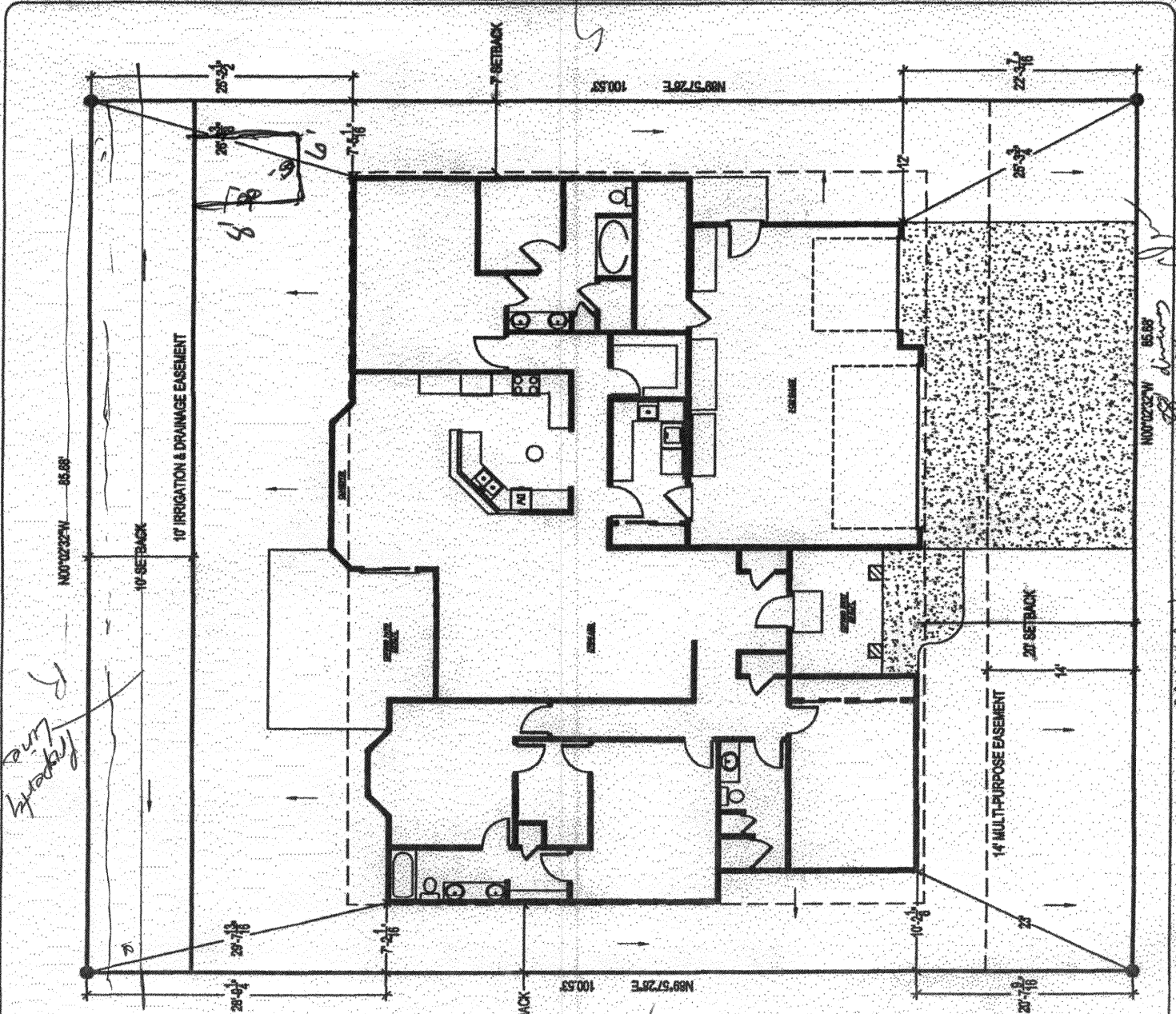
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Hagedorn Residence
 R & M Homes
 Grand Junction, CO



ADT	10/13/08
MTS	6/9/08
Slab	
C1	



290 MAHAN ST
 2943-301-39-004
 FRONT - 20
 SIDE - 7
 REAR - 25
 ELEVATION
 MIN -
 MAX -

~~ACCEPTED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.~~

ACCEPTED *Wendy Sauer*
 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.

290 MAHAN ST

Key: Subdivision	1	
FLING		
BLOCK	4	
LOT NUMBER	4	
LOT SIZE	8,014 sq. ft.	
LIVING AREA	2794.82 sq. ft.	
GARAGE	664.48 sq. ft.	
TOTAL AREA	3459.31 sq. ft.	

10/13/08
ADT
6/9/08
MTS
Slab

MAHAN