

| |
|-------------------|
| FEE \$ <u>-10</u> |
| TCP \$ |
| SIF \$ |

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

BLDG PERMIT NO. 21456-0

Building Address 333 Siena Ct
 Parcel No. 2947-352-19-025
 Subdivision Canyon View
 Filing Block 2 Lot 11

No. of Existing Bldgs 1 No. Proposed 1 (add only)
 Sq. Ft. of Existing Bldgs 3500 Sq. Ft. Proposed 259
 Sq. Ft. of Lot / Parcel 16,204
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4200
 Height of Proposed Structure 32'

OWNER INFORMATION:

Name Gordon + Christine Gallagher
 Address 333 Siena Ct
 City / State / Zip Grand Junction, CO 81507

DESCRIPTION OF WORK & INTENDED USE: **PAYD**
 New Single Family Home (*check type below)
 Interior Remodel Addition **SEP 10 2009**
 Other (please specify): 11x25 **RB**

APPLICANT INFORMATION:

Name Gordon + Christine Gallagher
 Address 333 Siena Ct
 City / State / Zip Grand Junction, CO 81507
 Telephone 970 255-0022

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

NOTES: no ^{add'l} kitchen/plumbing facilities

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.

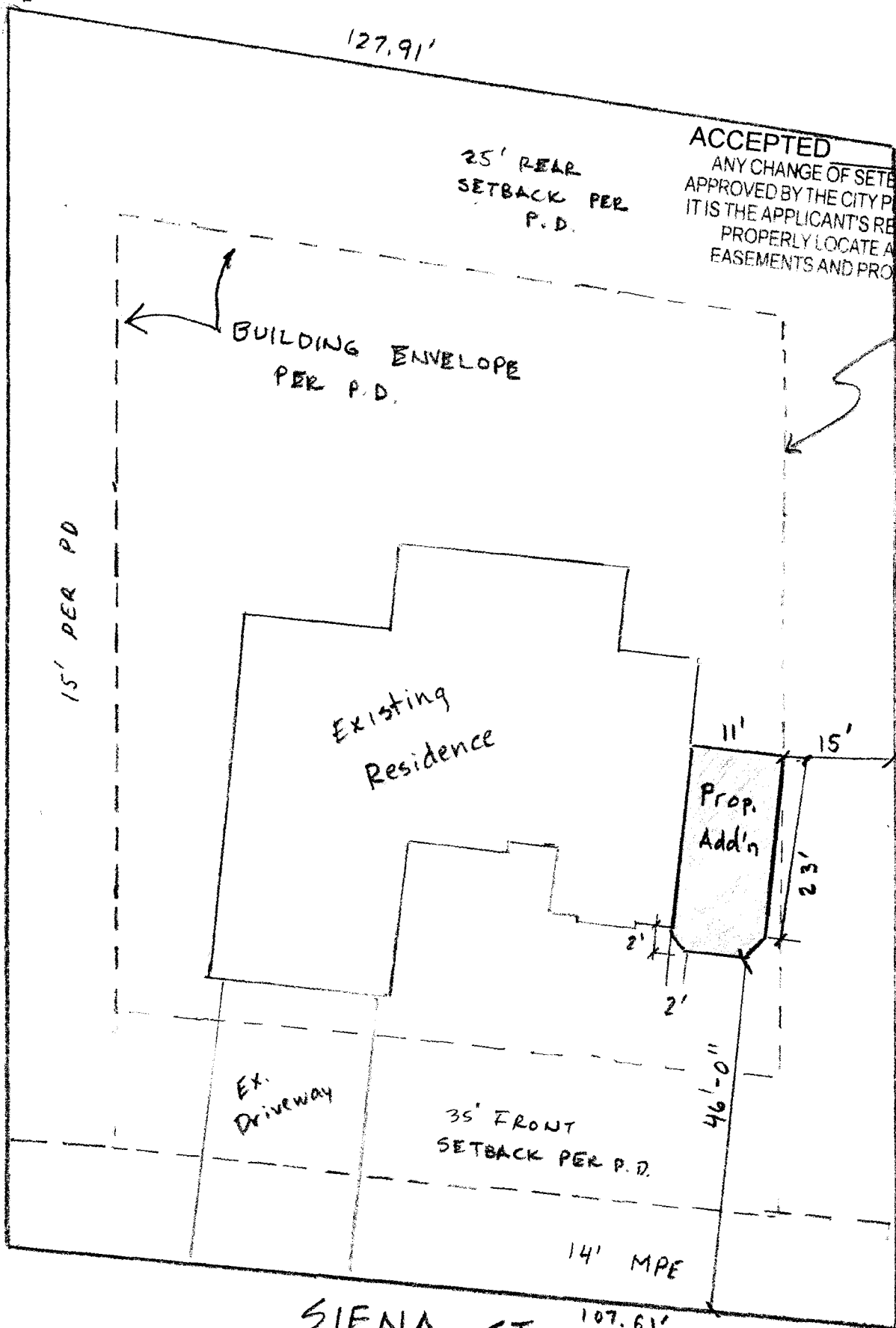
| THIS SECTION TO BE COMPLETED BY PLANNING STAFF | | | |
|--|--|--------------------------|--|
| ZONE <u>PD</u> | Maximum coverage of lot by structures <u>30</u> | | |
| SETBACKS: Front <u>35'</u> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | | |
| Side <u>15</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 _____ | 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 [Signature] Date 9/10/09
 Planning Approval [Signature] Date 9/10/09

| | | | |
|--|---------------------|--|-------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>no sewer/water</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>9/10/09</u> | | |



ACCEPTED
 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.

25' REAR
 SETBACK PER
 P.D.

BUILDING ENVELOPE
 PER P.D.

15'
 SIDE YD
 SETBACK
 PER P.D.

Existing
 Residence

Prop.
 Add'n

Ex.
 Driveway

35' FRONT
 SETBACK PER P.D.

14' MPE

SCALE: 1" = 20'

SIENA CT. 107.61'
 GALLAGHER ADDITION
 333 SIENA COURT
 GRAND JUNCTION, CO 81507
 LOT 11 BLOCK 2 PHASE V CANYON VIEW SUB