

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 509 Swan Ln.
 Parcel No. 2945-073-40-003
 Subdivision Redlands Valley
 Filing _____ Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2354 living
 Sq. Ft. of Lot / Parcel 8,675 695 garage
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,196 36%
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name WCI, LLC
 Address 891 26 1/2 Rd.
 City / State / Zip Grand Jct., CO 81506

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

APPLICANT INFORMATION:

Name WCI, LLC
 Address 891 26 1/2 Rd.
 City / State / Zip Grand Jct., CO 81506
 Telephone 970-244-6971

*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 COMMUNITY DEVELOPMENT DEPARTMENT 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 <u>X</u> NO _____	Flood plain Certificate Required Yes _____ No <u>X</u>	
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>A</u>	Driveway Location Approval <u>RD</u> (Engineer's Initials)		

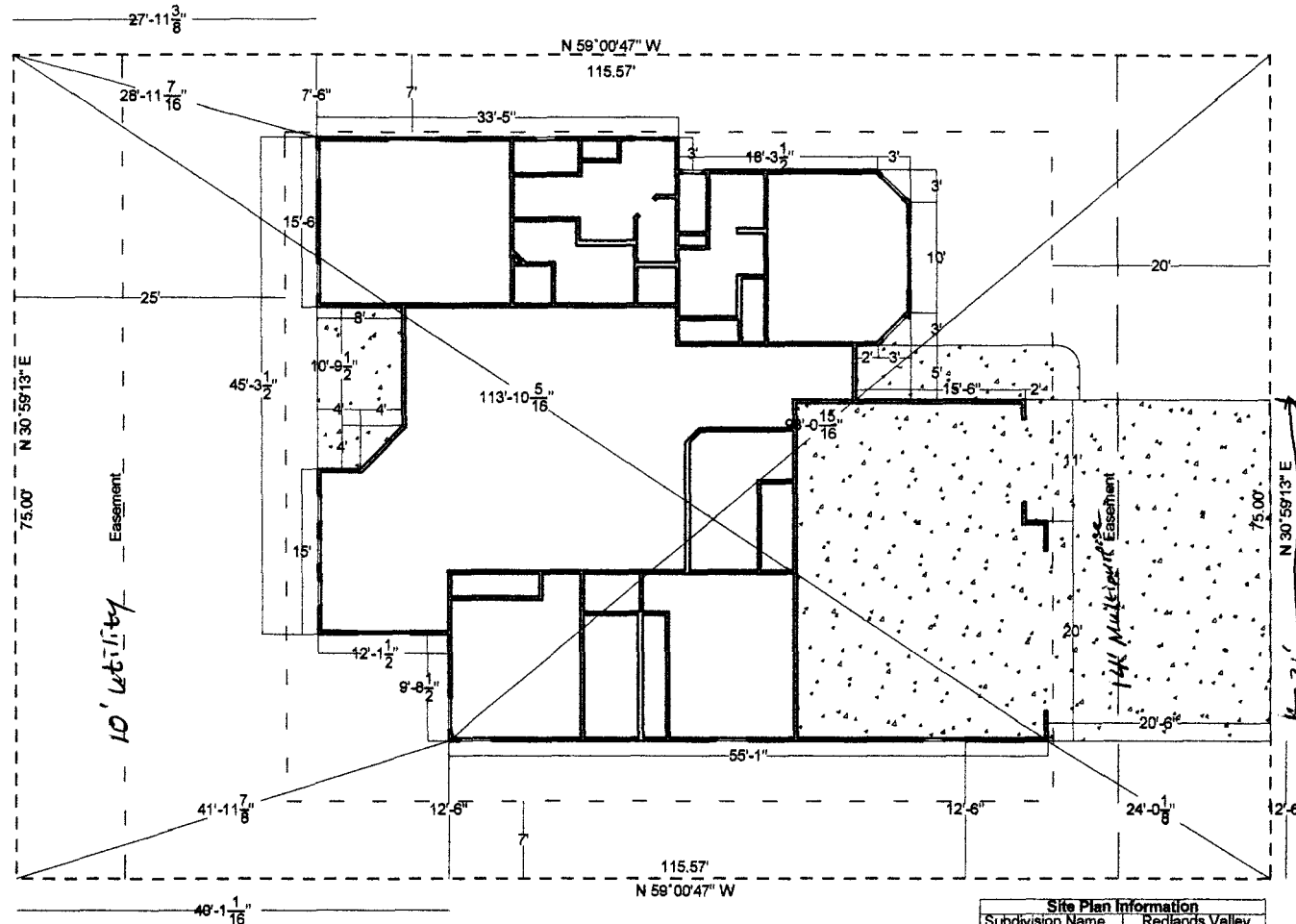
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Bonnie J. Peter Date 8-3-09
 Department Approval RD C McKee Date 8/7/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21491</u>
Utility Accounting <u>Dotter-Kanauer</u>	Date <u>8-7-9</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



10' Utility Easement

14' Multipurpose Easement

75.00' N 30°59'13" E
 20' Driveway ok
 lot 8/5/09
 Swan Lane



New Residence
 509 Swan Lane
 Grand Junction CO

ACCEPTED *for C McKee*
 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.

Site Plan Information	
Subdivision Name	Redlands Valley
Filing Number	N/A
Lot Number	3
Block Number	1
Street Address	509 Swan Lane
County	Mesa
Covered Entry Sq Ft	32
Covered Patio Sq Ft	115
Living Sq Ft	2354
Lot Size	8675
Setbacks Used	Front 20' Sides 7' Rear 25'

1 Site Plan
 3/32" = 1'-0"

W.C.I. LLC

Site

Project number	Rev 1
Date	7/8/09
Drawn by	Author

A-5

Scale 3/32" = 1'-0"

7/12/2009 9:03:01 AM