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

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

66873-1

Building Address 511 Swan Lane  
 Parcel No. 2945-073-40-002  
 Subdivision Redlands Valley Sub  
 Filing \_\_\_\_\_ Block 1 Lot 2

No. of Existing Bldgs 1 No. Proposed no chg  
 Sq. Ft. of Existing Bldgs 2183 <sup>+664+314=3221</sup> Sq. Ft. Proposed no chg  
 Sq. Ft. of Lot / Parcel 9668  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3221+522=3743  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name GERALD BRAYTON  
 Address 511 SWAN LN  
 City / State / Zip Grand Junction, CO 81507

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify) enclose existing covered patio area - no chg in footprint or bldg

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 314-7447

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: PATIO  
SEP 03 2009  
RB

**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>X</u> NO _____		
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>A</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 Gerald R. Brayton Date 3 SEP 09  
 Planning Approval C McKee Date 9/3/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no water sewer</u>
Utility Accounting <u>C. McKee</u>	Date <u>9/3/09</u>		

