

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 2991 Swan Meadows Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-201-17-006 Sq. Ft. of Existing Bldgs - Sq. Ft. Proposed 1550 + 650 + 2200 + 9000 = 15200
 Subdivision Swan Meadows Sq. Ft. of Lot / Parcel 8735.46
 Filing 1 Block 3 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1550 + 650 + 700 + 100 = 3000
 Height of Proposed Structure 17' 6.5" 34%

OWNER INFORMATION:

Name Christopher Potter
 Address 2926 Brook View Lane
 City / State / Zip Grid. Jct., CO 81503

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

PAID

APPLICANT INFORMATION:

Name Christopher Potter
 Address 2926 Brook View Lane
 City / State / Zip Grid. Jct., CO 81503
 Telephone (970) 985-2315

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

NOTES: PATIO MUST BE UNCOVERED
(NOT ENCLOSED) DUE TO SETBACK

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>R4</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 _____		
Side <u>7</u> from PL Rear <u>25</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>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 [Signature] Date 1/7/09
 Planning Approval [Signature] Date 1/12/09

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>21318</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/12/09</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)

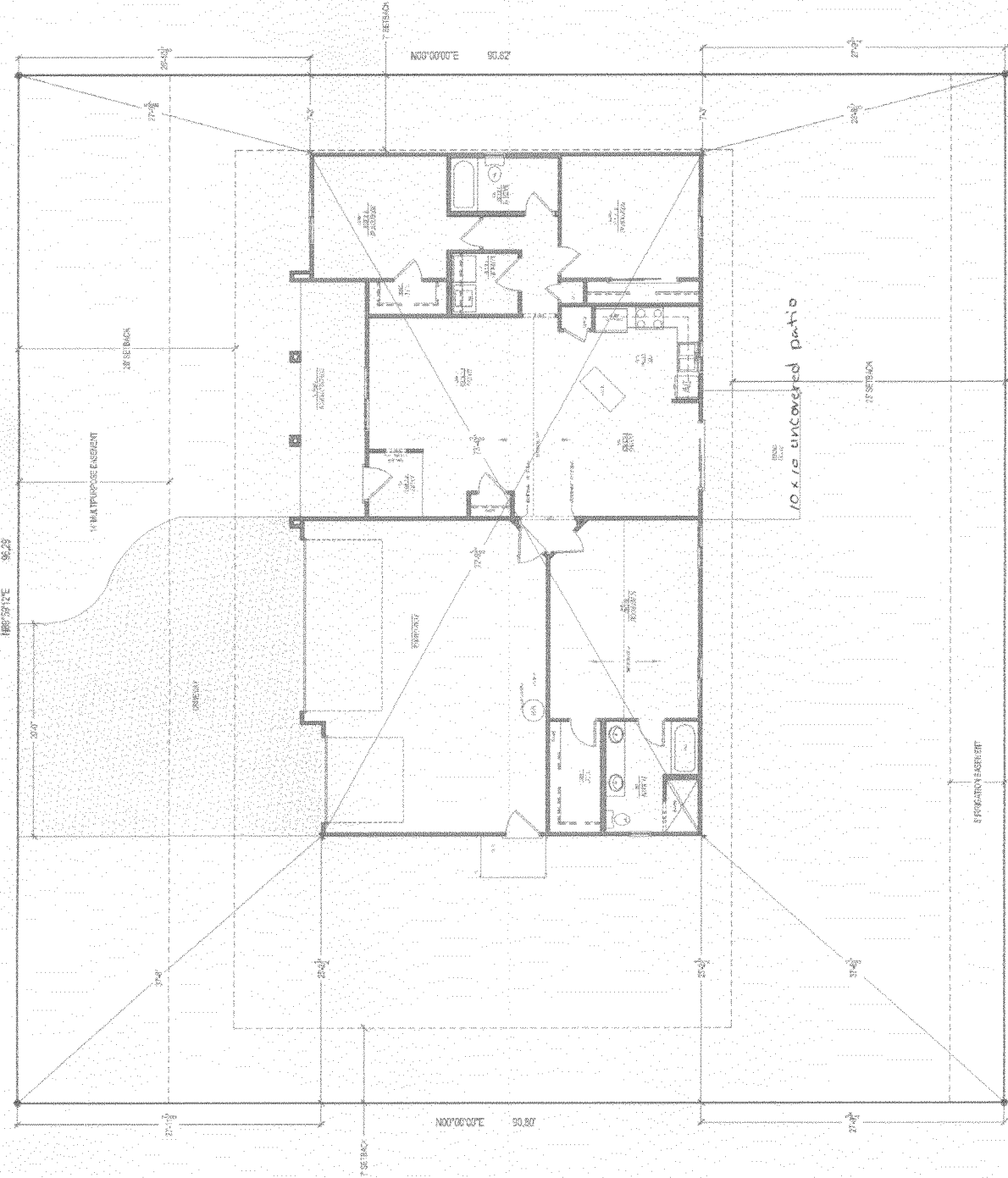
Swan Meadows Drive



Swan Meadows Subdivision	
PLAT	1
BLOCK	3
LOT NUMBER	6
LOT SIZE	874 sq. ft.
LIVING AREA	1500 sq. ft.
GARAGE	848 sq. ft.
TOTAL AREA	2348 sq. ft.

House

ACCEPTED *Claydie Reynolds*
 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.



House

House