

FEE \$	10
TCP \$	2,554
SIF \$	460

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

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

Building Address 352 HANCOCK ST. No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2943-201-18-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1453  
 Subdivision SWAN MEADOWS Sq. Ft. of Lot / Parcel 8537 Sq Ft  
 Filing 1 Block 4 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2085 Sq Ft  
 Height of Proposed Structure 17' 6 3/4"

**OWNER INFORMATION:**

Name SUNSHINE II CONST.  
 Address 2350 G RD.  
 City / State / Zip GRAND JUNCTION / CO / 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SUNDANCE PROPERTIES  
 Address 2350 G RD  
 City / State / Zip GRAND JUNCTION / CO / 81505  
 Telephone 970 - 255-8853

**\*TYPE OF HOME PROPOSED:**

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

**PAID**  
**JUN 29 2010**  
**TB**

**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 R-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES  NO   
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES  NO   
 Maximum Height of Structure(s) 40' Parking Requirement 2  
 Voting District E Driveway Location Approval OK (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.

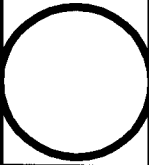
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 06-23-10  
 Planning Approval [Signature] Date 6-24-10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21725</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/24/10</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)

352 Hancock Street  
 Grand Junction, CO.



Revisions

A	
B	
C	
D	
E	

Drawn by **ADT**

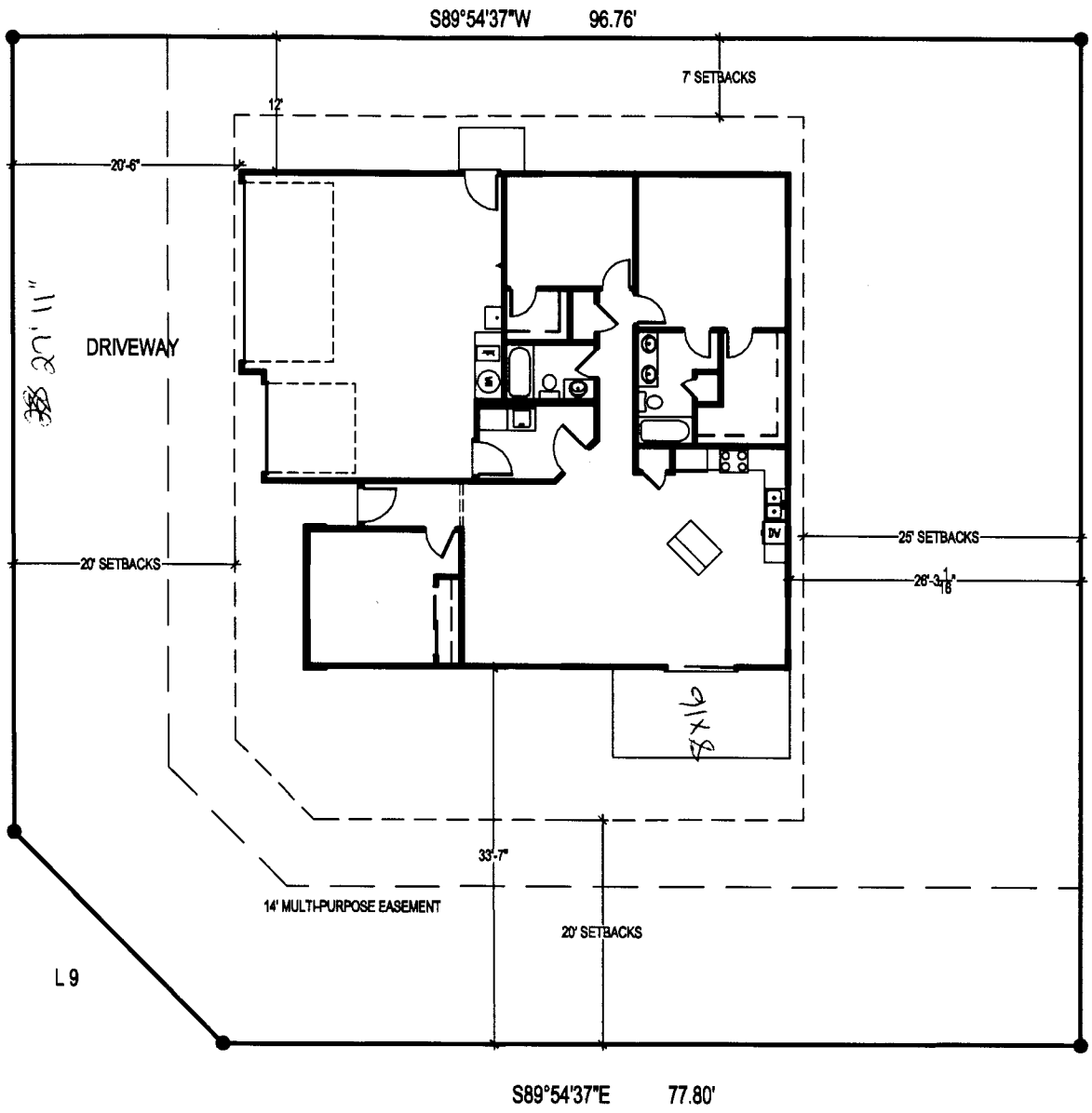
ISSY Date **6/17/10**

Date **3/11/10**

Scale **1/16" = 1'**

Site

Sheet **C1**



ACCEPTED *ADT*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION.  
 THIS APPLICANT'S RESPONSIBILITY TO  
 VERIFY ALL SETBACKS AND EASEMENTS.



MINIMUM T.O.F. =  
 MAXIMUM T.O.F. =  
 ASBUILT T.O.F. =

SWAN MEADOWS	
FLING	0
BLOCK	4
LOT NUMBER	1
LOT SIZE	9537.5 sq. ft.
LIVING AREA	1453.98 sq. ft.
GARAGE	632.03 sq. ft.
TOTAL AREA	2085.98 sq. ft.

*Jayleen Anderson*