

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

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

BLDG PERMIT NO. _____

Building Address 354 HANCOCK ST
 Parcel No. 2943-201-18-002
 Subdivision Swan Meadows
 Filing 1 Block 4 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2209.97
 Sq. Ft. of Lot / Parcel 8038 A
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2209.97 27⁰⁶
 Height of Proposed Structure 14' 11"

OWNER INFORMATION:

Name SONSHINE III
 Address 2350 G ROAD
 City / State / Zip Grand Jct Co 81505

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

APPLICANT INFORMATION:

Name SONSHINE III
 Address 2350 G ROAD
 City / State / Zip GRAND JCT CO 81505
 Telephone 970-255-8853

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

NOTES: TR

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>50⁰⁶</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7/3</u> from PL Rear <u>25/5</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 <u>"E"</u>	Driveway Location Approval _____	Special Conditions _____	
(Engineer's Initials)			

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.

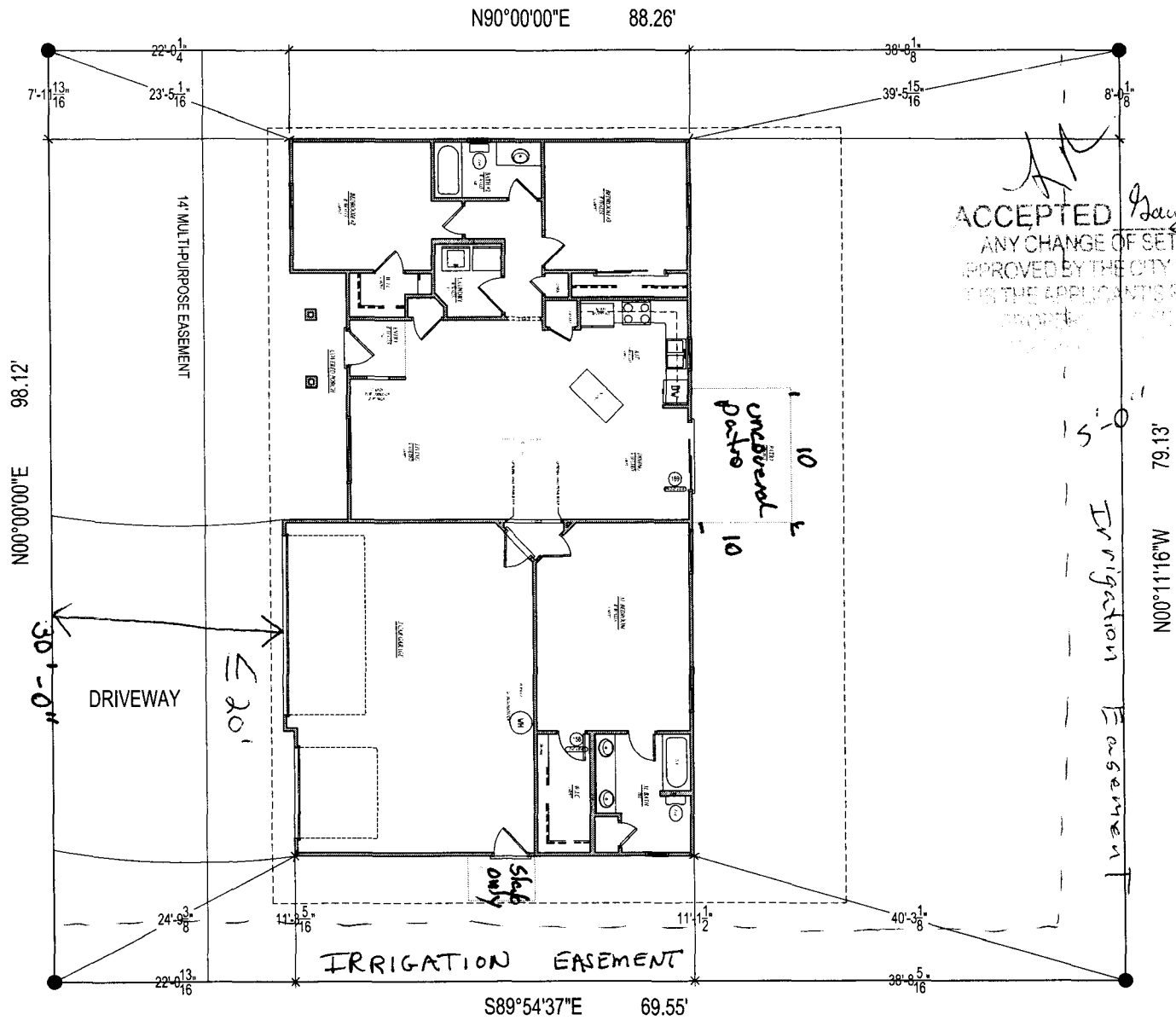
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 3/31/2010
 Planning Approval [Signature] Date 4-2-10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>2116210</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/2/10</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)

HANDCOCK ST



ACCEPTED *Gayle Anderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. THIS IS THE APPLICANT'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.

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

SWAN MEADOWS	
FILING	0
BLOCK	4
LOT NUMBER	2
LOT SIZE	8038 sq. ft.
LIVING AREA	1552.61 sq. ft.
GARAGE	657.36 sq. ft.
TOTAL AREA	2209.97 sq. ft.