

FEE \$	10 ⁰⁰
TCP \$	254 ⁰⁰
SIF \$	400 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 355 HANCOCK
 Parcel No. 2943-201-15-013
 Subdivision SWAN MEADOWS
 Filing _____ Block 4 Lot 13

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs ~~1644~~ Sq. Ft. Proposed 2162
 Sq. Ft. of Lot / Parcel ~~1644~~ 8245 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2162 2842 31⁵⁶
 Height of Proposed Structure 18'-10"

OWNER INFORMATION:

Name Sonshine III
 Address 2350 G RD
 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 Sondance
 Address 2350 G RD.
 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: Juniper / 1644 sq ft

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'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</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> PAID
Voting District <u>E</u> Driveway Location Approval <u>PD</u> (Engineer's Initials)	Special Conditions _____

FEB 26 2010
TR

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 2/1/10
 Planning Approval PD [Signature] Date 2/10/10

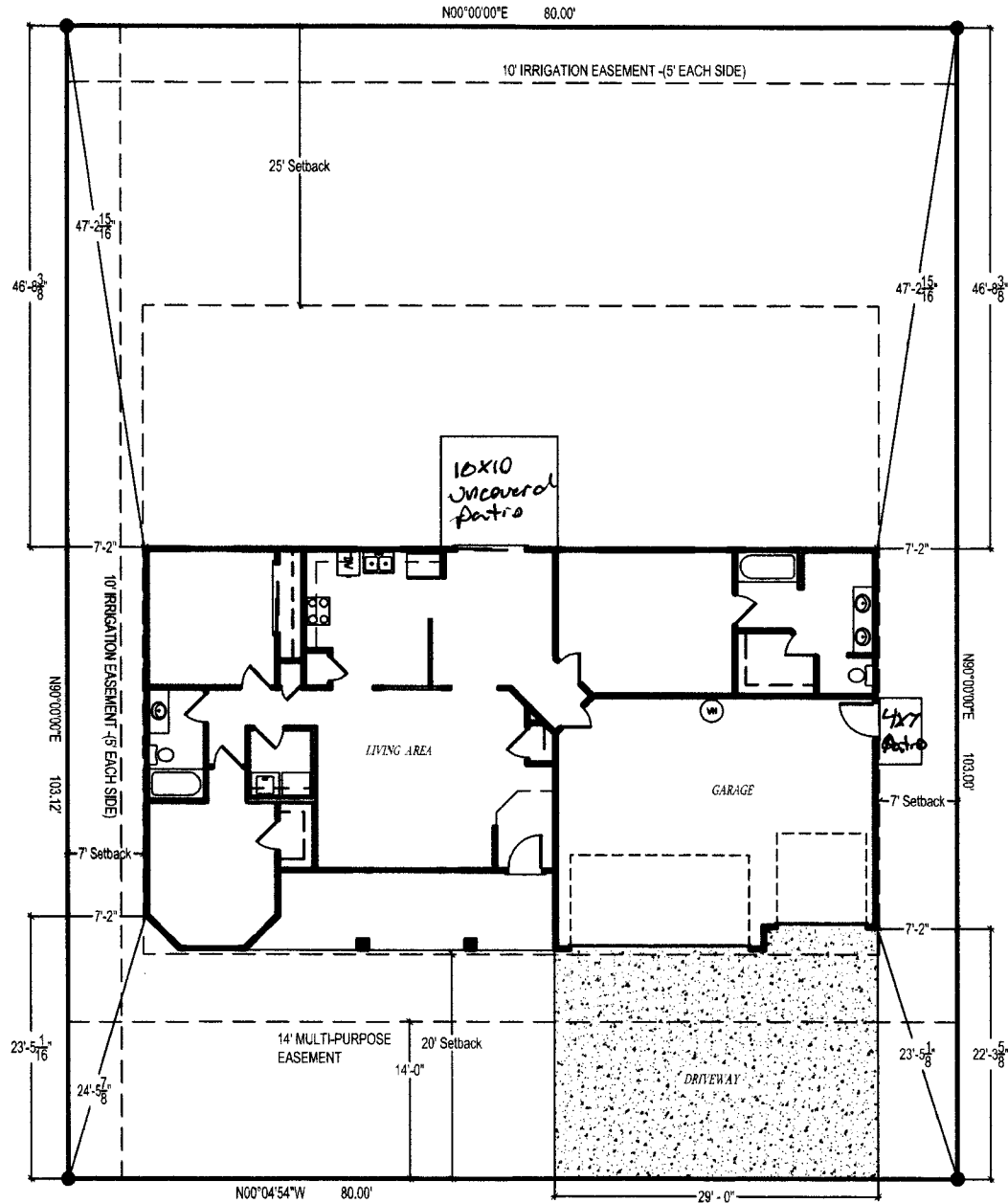
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21620</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/20/10</u>

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)

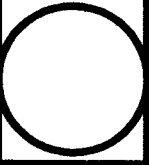


Swan Meadows	
FILING	0
BLOCK	1
LOT NUMBER	13
LOT SIZE	8,245 sq. ft.
LIVING AREA	1533.92 sq. ft.
GARAGE	628.41 sq. ft.
TOTAL AREA	2162.33 sq. ft.

ACCEPTED PD *[Signature]*
 ANY CHANGE OF THE CHECKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERTY AND TO OBTAIN EARLY REVIEW OF PROPERTY.



355 Hancock Street
 Sorsstine II - Swan Meadows
 Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By: ADT
 EIT/Dir: 2/1/10
 Date: 2/1/10
 Scale: 1/16" = 1'

Site Plan
 Sheet C1