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TCP \$	/
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

PCR-2011-566
 Building Address 2991 SWAN Meadows Drive
 Parcel No. 2943-201-17-006
 Subdivision _____
 Filing _____ Block 3 Lot 6

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1569 Sq. Ft. Proposed 156
 Sq. Ft. of Lot / Parcel 8755.56
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~2541~~ 2541 .29%
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name JOHN M AST
 Address 2991 SWAN Meadows Drive
 City / State / GRAND JUNCTION CO #04

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Pavillion - detached
From house

APPLICANT INFORMATION:

Name TAYLOR KNIGHT
 Address 564 RIO LINDA Lane
 City / State / GRAND JUNCTION, CO #1501
 Telephone 970-234-5682

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 _____ NO <u>X</u>
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>40</u>	Parking Requirement _____
Voting District _____ 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 12/29/10
 Planning Approval [Signature] Date 12/29/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No SWR NO WTR Charge
Utility Accounting	Date <u>12/29/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2991 Swan Meadows Dr



ACCEPTED *let's check 12/29/10*
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.

detached foundation from house

SCALE 1 : 396

