

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79932



Your Bridge to a Better Community

35072-9141
BLDG ADDRESS 702 GALAXY DR
TAX SCHEDULE NO. 2701-354-24-001
SUBDIVISION GALAXY
FILING SEC 35 IN/W BLK 2 LOT 1
(1) OWNER BERNARD N. PATSFIELD
SANDRA L. PATSFIELD
(1) ADDRESS 702 GALAXY DR GRAND JCT, CO
(1) TELEPHONE 970-257-7316
(2) APPLICANT SAME
(2) ADDRESS SAME
(2) TELEPHONE SAME

SQ. FT. OF PROPOSED BLDGS/ADDITION 540
SQ. FT. OF EXISTING BLDGS 1776
TOTAL SQ. FT. OF EXISTING & PROPOSED 2316
NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
USE OF EXISTING BUILDINGS RESIDENTIAL HOME
DESCRIPTION OF WORK & INTENDED USE ADD 500⁺ SQ FT
ADDITION. TO LIVE IN
TYPE OF HOME PROPOSED:
___ Site Built ___ Manufactured Home (UBC)
___ Manufactured Home (HUD)
___ Other (please specify) _____

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-2 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO ___
or ___ from center of ROW, whichever is greater
Side 15' from PL, Rear 30' from PL Parking Req'mt _____
Maximum Height 35' Special Conditions _____
CENSUS 10 TRAFFIC 17 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 Bernard N. Patsfield Date 5/17/2001
Department Approval Cheryl Brown Date 5/17/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>addition only</u>
Utility Accounting <u>Cheryl Brown</u>		Date <u>5-17-01</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

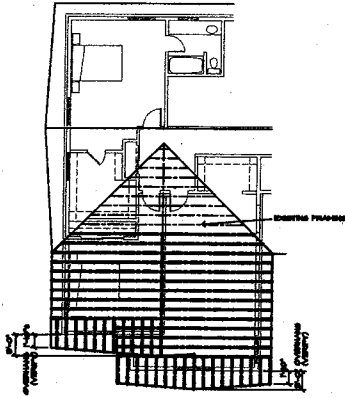
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

GENERAL NOTES:

THESE PLANS ARE SUBMITTED AS A GENERAL GUIDE TO A QUALITY HOME. THE OWNER IS RESPONSIBLE FOR PROVIDING NECESSARY PERMITS, CONSTRUCTION INSURANCE STANDARDS, AND ALL APPLICABLE CODES AND REGULATIONS. HAVING REVIEWED AS NOTED, I SHALL, ALL PERMITS AND OTHER ITEMS IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

ALL STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK SHALL BE PROVIDED BY OTHERS. CONSULT A QUALIFIED ENGINEER OF RECORD, ARCHITECT, LANDSCAPE ARCHITECT OR LOCAL REQUIREMENTS.

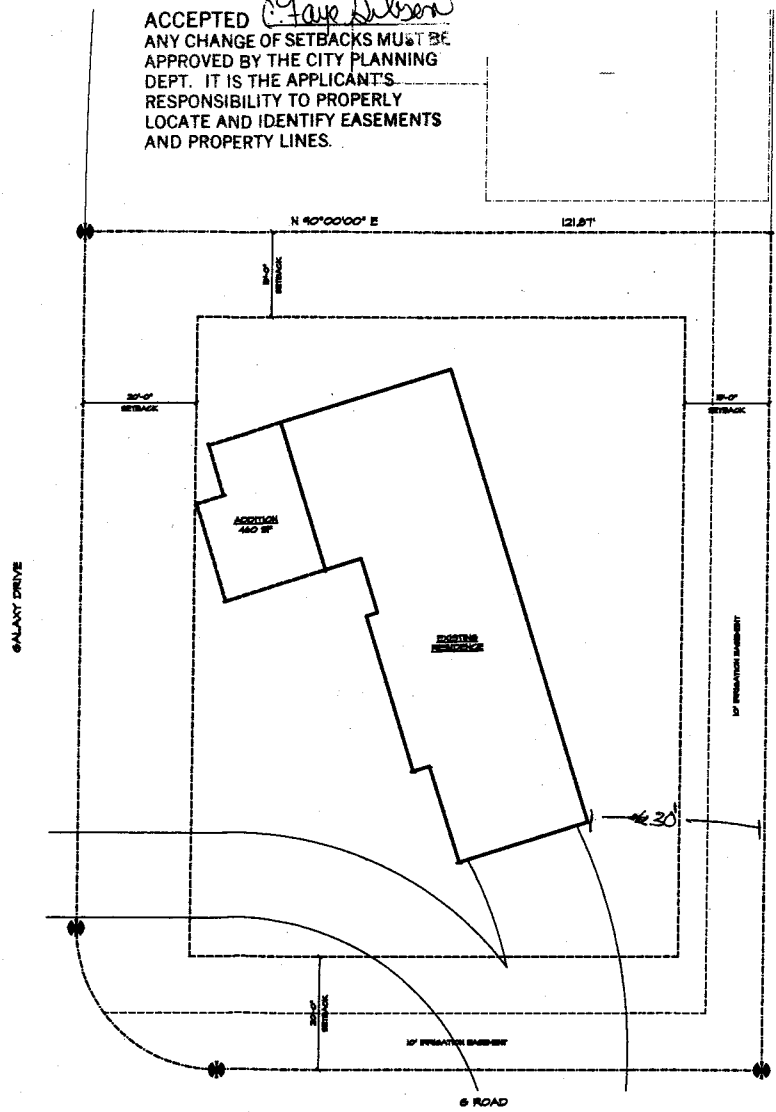
1. ALL FENCED CONSTRUCTION FOR THE FRONT BOUNDARIES OF THE BOUNDARY SHALL BE PROVIDED BY OTHERS. PROVIDE PERMANENT PROTECTION FOR THE BUILDING. SEE FIG SECTION 100.
2. ROOF SHALL BE CONSTRUCTED PER CHAPTER 8 OF THE IRC. PROVIDE AIRFLOW VENTILATION AND ACCESS. SEE FIG SECTION 100 AND 101.
3. MECHANICAL SYSTEMS SHALL BE PROVIDED PER CHAPTERS 8 & 9 OF THE IRC AND LOCAL REQUIREMENTS.
4. PROVIDE EASEMENT FROM THE STRUCTURE. SEE FIG SECTION 100.
5. SHALL BE PROVIDED AT THE END AND BARRIER SURROUND SHALL BE PROVIDED PER FIG SECTION 100.
6. PROVIDE EASEMENT FROM THE STRUCTURE AND BARRIER SURROUND. SEE FIG SECTION 100.
7. PROVIDE EASEMENT FROM THE STRUCTURE AND BARRIER SURROUND. SEE FIG SECTION 100.
8. PROVIDE EASEMENT FROM THE STRUCTURE AND BARRIER SURROUND. SEE FIG SECTION 100.
9. PROVIDE EASEMENT FROM THE STRUCTURE AND BARRIER SURROUND. SEE FIG SECTION 100.
10. PROVIDE EASEMENT FROM THE STRUCTURE AND BARRIER SURROUND. SEE FIG SECTION 100.
11. PROVIDE EASEMENT FROM THE STRUCTURE AND BARRIER SURROUND. SEE FIG SECTION 100.
12. PROVIDE EASEMENT FROM THE STRUCTURE AND BARRIER SURROUND. SEE FIG SECTION 100.
13. PROVIDE EASEMENT FROM THE STRUCTURE AND BARRIER SURROUND. SEE FIG SECTION 100.
14. PROVIDE EASEMENT FROM THE STRUCTURE AND BARRIER SURROUND. SEE FIG SECTION 100.
15. PROVIDE EASEMENT FROM THE STRUCTURE AND BARRIER SURROUND. SEE FIG SECTION 100.



2 ROOF FRAMING PLAN
10' x 10'

1 SITE PLAN
7' x 10'

ACCEPTED ^{5/17/01} *C. Faye Nelson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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 of
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DKO
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 Grand Junction, Colorado
 970.246.9792

Patsfield Residence
 702 Galaxy Drive
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