

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

RSF-1

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.



Your Bridge to a Better Community

13265-8309
Building Address 630 FLETCHER LN

No. of Existing Bldgs 1 Proposed 1

Parcel No. 2945-034-02-007

Sq. Ft. of Existing Bldgs 2934 Proposed 1750

Subdivision HARWOOD-TOLMAN

Sq. Ft. of Lot / Parcel .83 36,285.48 sq

Filing _____ Block _____ Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) @ 9000

OWNER INFORMATION:

Name WES LOWE

DESCRIPTION OF WORK & INTENDED USE:

Address 44 DEER TRAIL RD.

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): DETACHED GARAGE

City / State / Zip BOULDER, CO 80302

***TYPE OF HOME PROPOSED:**

APPLICANT INFORMATION:

Name JACKSON-ROSE COMPANY

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

Address 865 HALL AVE

City / State / Zip 675, CO 81501

NOTES: _____

Telephone 970-263-0231

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 <u>RSF-1</u>	Maximum coverage of lot by structures <u>20%</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>15' / 3'</u> from PL Rear <u>30' / 10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Jim Jackson Date 3/2/04

Department Approval Daglen Henderson Date 3-2-04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO CHG W/USE

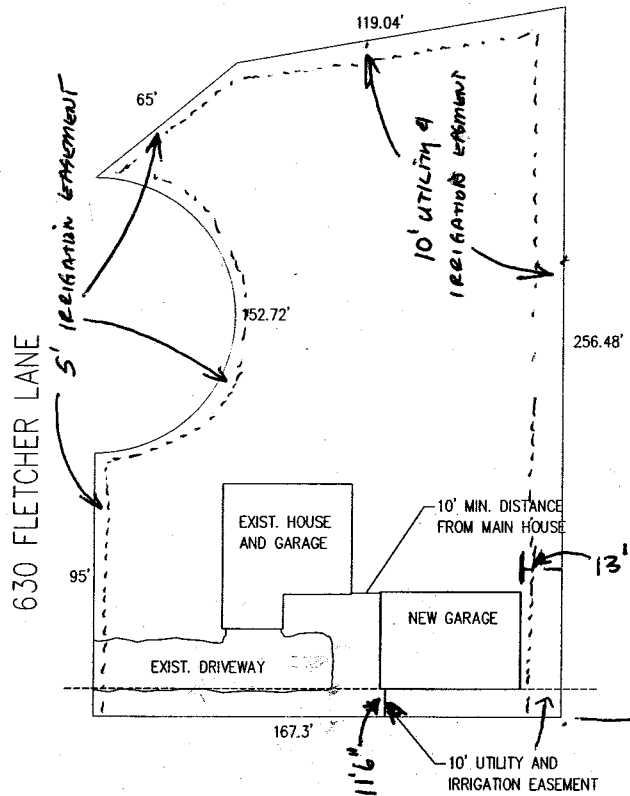
Utility Accounting Marshall Cole Date 3/2/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOWE GARAGE ADDITION

SHEET INDEX

- C-100 PROJECT COVER SHEET/SITE PLAN
- S-100 FOUNDATION PLAN
- A-101 MAIN FLOOR PLAN
- A-102 ROOF PLAN
- A-201 NORTH & SOUTH ELEVATION
- A-202 EAST & WEST ELEVATION
- A-301 BUILDING SECTION DETAILS
- A-302 WALL SECTION DETAIL
- M-101 MECHANICAL PLAN
- E-101 POWER & LIGHTING PLAN



SITE PLAN
SCALE: 1" = 30'-0"



3-2-04
ACCEPTED
 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.

Gayleen Henderson

CHRIS AULD
 DESIGNER

REVISIONS		
REV	DESCRIPTION	DATE

PRELIMINARY REVIEW SET	FEB. 02, 2004
FINAL REVIEW SET	FEB. 11, 2004
CONSTRUCTION SET	FEB. 26, 2004

SITE PLAN
 Lowe Garage 2004
 630 Fletcher

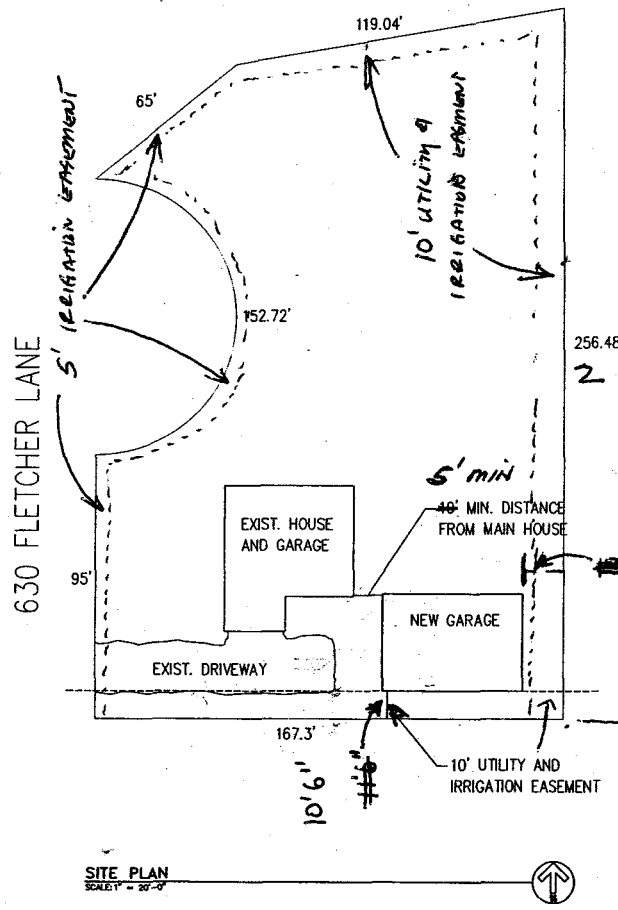
PROJECT MANAGER
 W. Lowe
 CAD FILE NO.
 -ROOF.dwg
 DRAWN BY: C. AULD
 PAPER SIZE: 24"x36"
 SCALE: AS SHOWN

SHEET NUMBER
 C-100

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2 WALLS WITHIN 6' AS NOTED ON APPROVED PLAN FROM BUILDING DEPT. WILL BE FILE RATED
3-2-04

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3-8-04
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