

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

PERMIT NO. _____

Building Address 459 BISMARCK
 Parcel No. 2943-101-99-002
 Subdivision Dakota West Subdivision
 Filing _____ Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1874
 Sq. Ft. of Lot / Parcel 9285
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ryan Anderson
 Address 1140 WALNUT AVE #14
 City / State / Zip GS, CO, 81501

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

APPLICANT INFORMATION:

Name Ryan Anderson
 Address 1140 WALNUT AVE #14
 City / State / Zip GRAND Junction, CO, 81501
 Telephone 970-255-1167

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

NOTES: _____

OCT 18 2005
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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>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>30'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>A foundation observation report by a Lic Eng is req'd.</u>		
Voting District <u>C</u>	Driveway Location Approval <u>RAJ</u> (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).

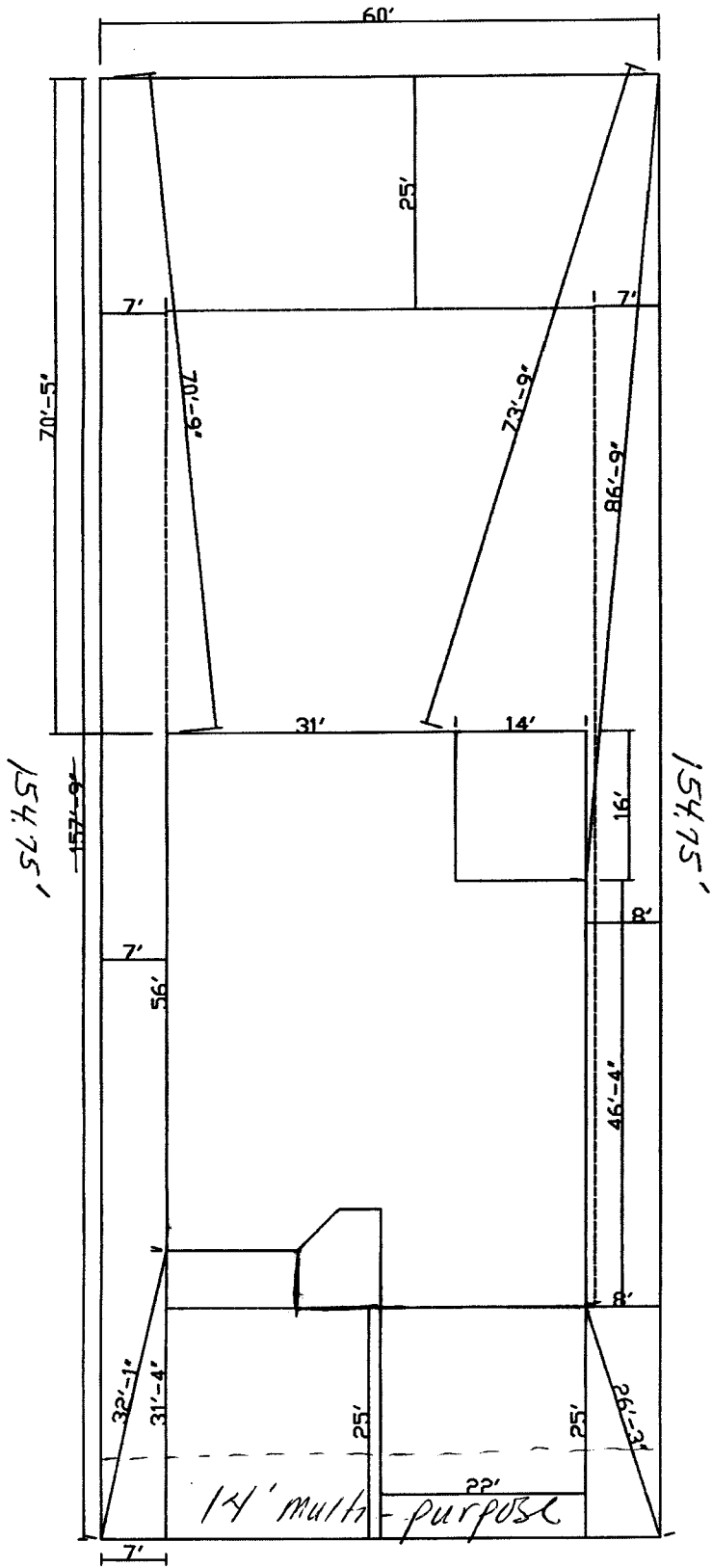
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date _____
 Department Approval [Signature] Date 10/18/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>18496</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/18/05</u>

44 10/18/05

ACCEPTED Gayleen Henderson
 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.



NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE, IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENTS ENCROACHMENTS PRIOR TO CONSTRUCTION.

SITEPLAN INFORMATION	
SUBDIVISION NAME	BACOKTA WEST
FILING NUMBER	2
BLOCK NUMBER	2
STREET NAME	859 BISHARCK
COUNTY	NECA
GARAGE SQ. FT.	
COVERED ENTRY SQ. FT.	
LIVING SQ. FT.	1874
LOT SIZE	9285 sq. ft.
LOT COVERAGE %	
DRAINAGE TYPE	A
SET BACKS	FRONT 25' BACK 15' SIDE 7'

Done OK
 [Signature]
 10-14-05