

FEE \$ 70.00
 TCP \$ 1500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. A

Building Address 471 BISMARCK ST. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-161-27-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1864
 Subdivision DAKOTA WEST Sq. Ft. of Lot / Parcel 9546
 Filing 2 Block 1 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure Approx. 20'

OWNER INFORMATION:

Name G+R WEST
 Address 474 BISMARCK ST
 City / State / Zip G.J. CO. 81504

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

APPLICANT INFORMATION:

Name _____
 Address same
 City / State / Zip _____
 Telephone 970-255-8164

*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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE BMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Foundation Observation
 Voting District C Driveway Location Approval [Signature] report by licensed engineer required.
 (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).

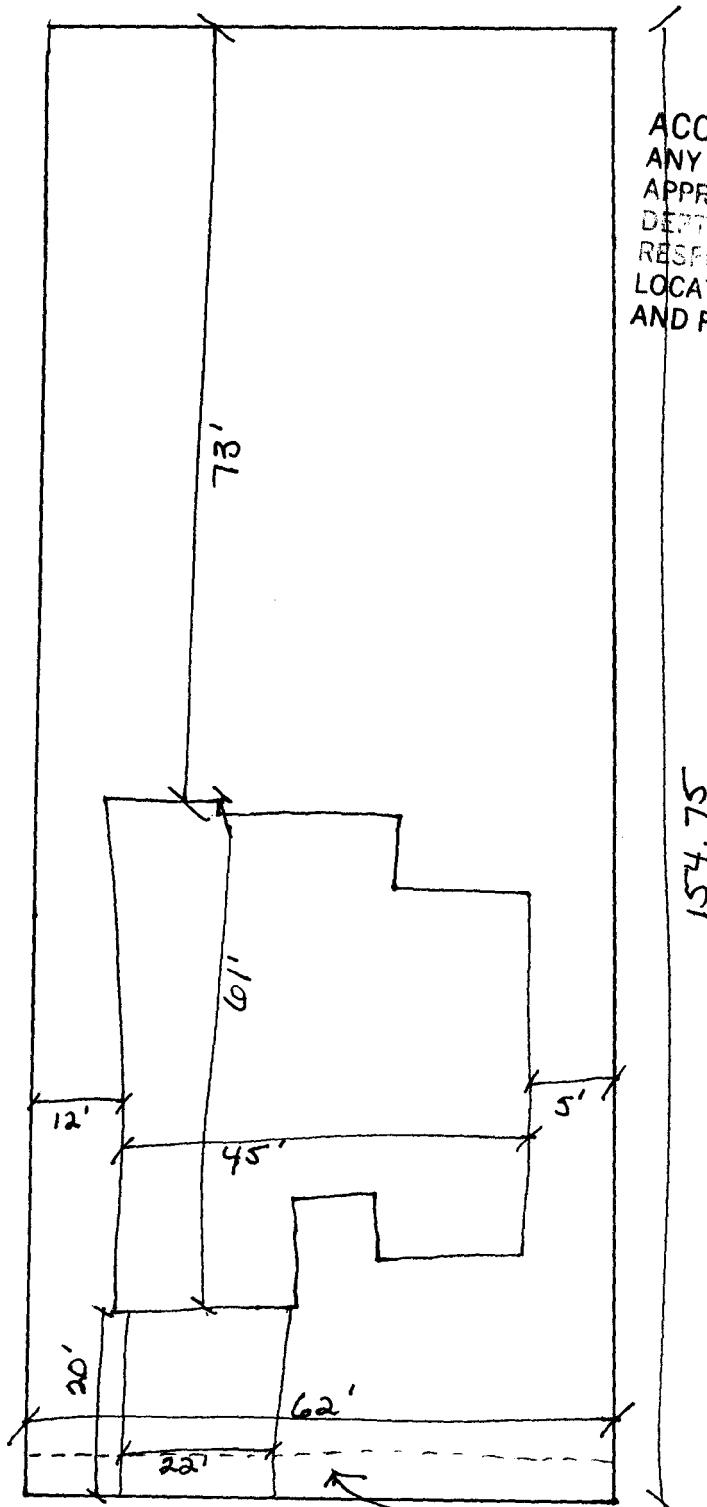
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Lina M. Cantrell Date 1-3-05
 Department Approval [Signature] Bobbie Paulson Date 1-7-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 7859
 Utility Accounting [Signature] Date 1/7/05

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)

. G+R WEST 255-8164



ACCEPTED B Paulsen 1/7/05
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.

drive
on
on
1/3/05

14' UTILITY
EASEMENT.

471 BISMARCK STREET

DRIVEWAY PLACEMENT