

FEE \$ 10.00
 TCP \$ 1534.00
 SIF \$ 400.00

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

BLDG PERMIT NO. _____

Building Address 454 Birkmark
 Parcel No. 2943-101-98-005
 Subdivision Dakota West
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs - Sq. Ft. Proposed 1730
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2200
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Henry Spitz
 Address 613 Cottage Meadows Ct.
 City / State / Zip S.J. 10. 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Henry Spitz
 Address 613 Cottage Meadows Ct.
 City / State / Zip S.J. CO. 81504
 Telephone 970-434-9788

***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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>20'</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>foundations report</u>		
Voting District <u>C</u>	Driveway Location Approval <u>RAH</u> (Engineer's Initials)	<u>required by licensed engineer</u>	

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 1/23/06
 Department Approval [Signature] Date 1-25-06

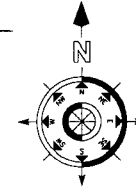
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18777</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/25/06</u>

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)

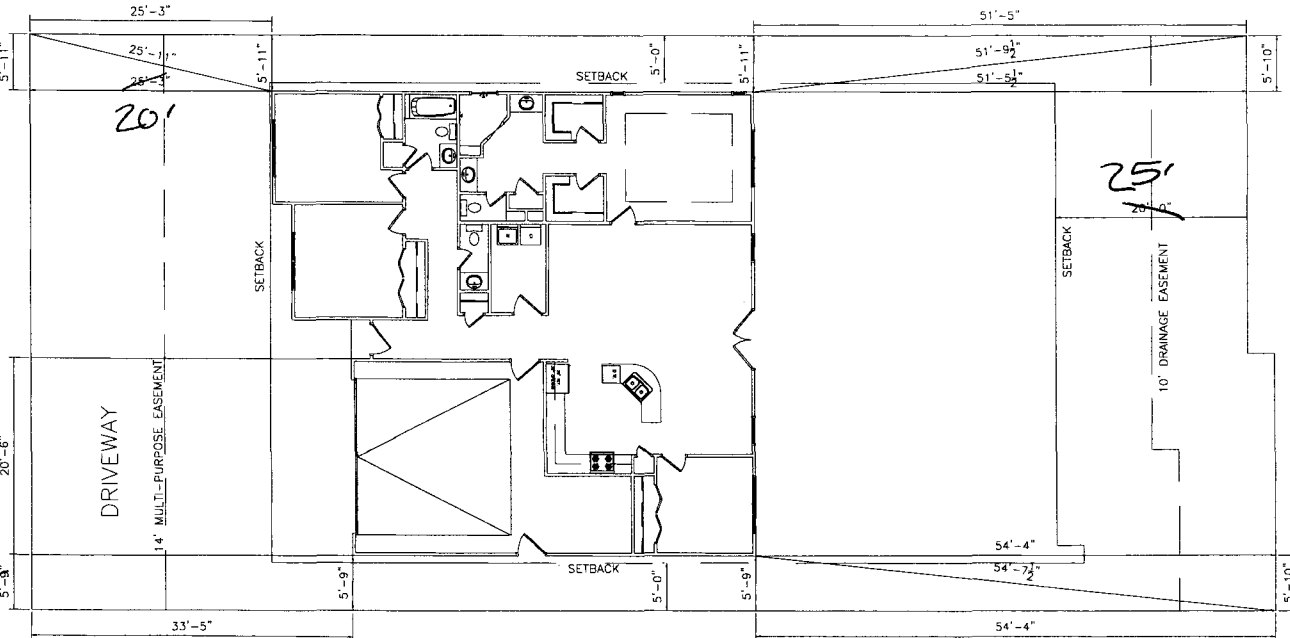
COPY

ORIG

*Jim Davis
1-24-04*



454 BISMARCK STREET



NOTE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTHORITY. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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 EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	DAKOTA WEST
FILING NUMBER	N/A
LOT NUMBER	4
BLOCK NUMBER	1
STREET ADDRESS	454 BISMARCK ST.
COUNTY	MESA
GARAGE SQ. FT.	490 SF
LIVING SQ. FT.	1727 SF
LOT SIZE	7818 SF
SETBACKS USED	FRONT 25'
	SIDES 5'
	REAR 20'
	20'

SCALE: 1"=20'-0"

bid 1-25-04
 ACCEPTED *H. Valdes*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. ANY VIOLATIONS
 OF THESE TERMS SHALL BE
 PENALIZED PER CITY ORDINANCES
 AND CODES.