

FEE \$ 10.00  
 TCP \$ 1539.00  
 SIF \$ 460.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 456 Bismarck St No. of Existing Bldgs None No. Proposed 1  
 Parcel No. 2943-161-98-006 Sq. Ft. of Existing Bldgs None Sq. Ft. Proposed 1400  
 Subdivision Dakota West subdivision Sq. Ft. of Lot / Parcel 7680  
 Filing \_\_\_\_\_ Block 1 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2600  
 Height of Proposed Structure 25 ft

**OWNER INFORMATION:**

Name David Hanes  
 Address 456 Bismarck St  
 City / State / Zip Grand Junction, CO, 81507

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

**APPLICANT INFORMATION:**

Name Jeremiah Hanes  
 Address 424 32 road #274  
 City / State / Zip Clifton, CO, 81520  
 Telephone (970) - 985-0470

\*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 RMF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions A foundation observation report by a licensed Engineer is required for building construction  
 Voting District "C" Driveway Location Approval W (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 1/10/05  
 Department Approval [Signature] Date 2/15/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>188524</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/15/06</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)

456 Bismuck St.

127.27'

10' 10ft Drainage Easement 60.00'

43'

16'

18.8'

17'

17'

House

39' 7"

10'

10'

Garage

23'

S.H.

ACCEPTED ANY SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT TO PROTECT THE PUBLIC INTERESTS AND SAFETY OF THE CITY.

*Ashe Anaga*

14 FT MPE Drainage Easement →

20'

drive on 2/14/05