

FEE \$	10 ⁰⁰
TCP \$	1539 ⁰⁰
SIF \$	40 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 472 Bismark
 Parcel No. 2943-161-28-003
 Subdivision DAKOTA WEST
 Filing 2 Block 2 Lot 3

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2500
 Sq. Ft. of Lot / Parcel - 176 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure SINGLE STORY

OWNER INFORMATION:

Name GENE GROSS
 Address 3086 ABERDEEN LN
 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 GENE GROSS
 Address 3086 ABERDEEN LN
 City / State / Zip G. J. Co 81504
 Telephone 970-270-0967

*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>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>/</u> NO _____
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Foundation Observation Report Required</u>
Voting District <u>C</u> Driveway Location Approval <u>WSL</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).

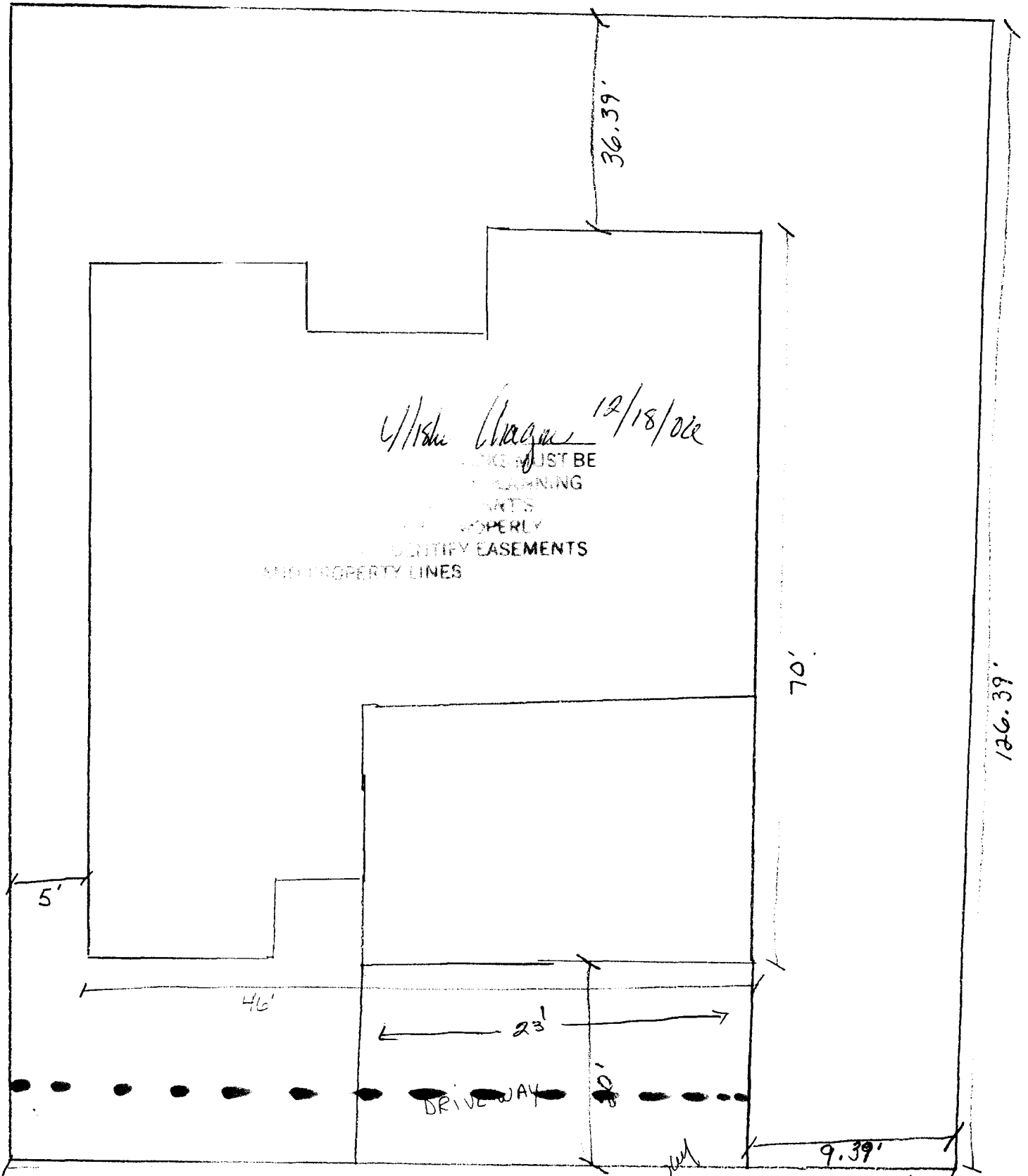
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Gene Gross Date 12-15-06
 Department Approval WSL/SLC Date 12/18/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>19794</u>
Utility Accounting <u>Q. O. Holt</u>	Date <u>12/18/06</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)

DRIVEWAY PLAN



U/Isidre Wagner 12/18/02
CHECKS MUST BE
MAINTAINED
TO PROPERLY
IDENTIFY EASEMENTS
AND PROPERTY LINES

472 BISMARCK ST.
GENE GROSS
270-0967

Revised OK

14' Utility Easement