

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 470 Dodge St
 Parcel No. 2943-162-91-002
 Subdivision Prairie View
 Filing _____ Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2029
 Sq. Ft. of Lot / Parcel 9053
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2650
 Height of Proposed Structure 21'6"

OWNER INFORMATION:

Name George Gatscos
 Address 300 Ouray Ave.
 City / State / Zip Grand Jct., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Danny Poulson
 Address 1545 Road Ave
 City / State / Zip Grand Jct., CO 81501
 Telephone 970-250-3530

***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 _____
 Voting District C Driveway Location Approval u _____
 (Engineer's Initials)

APR 04 2006

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).

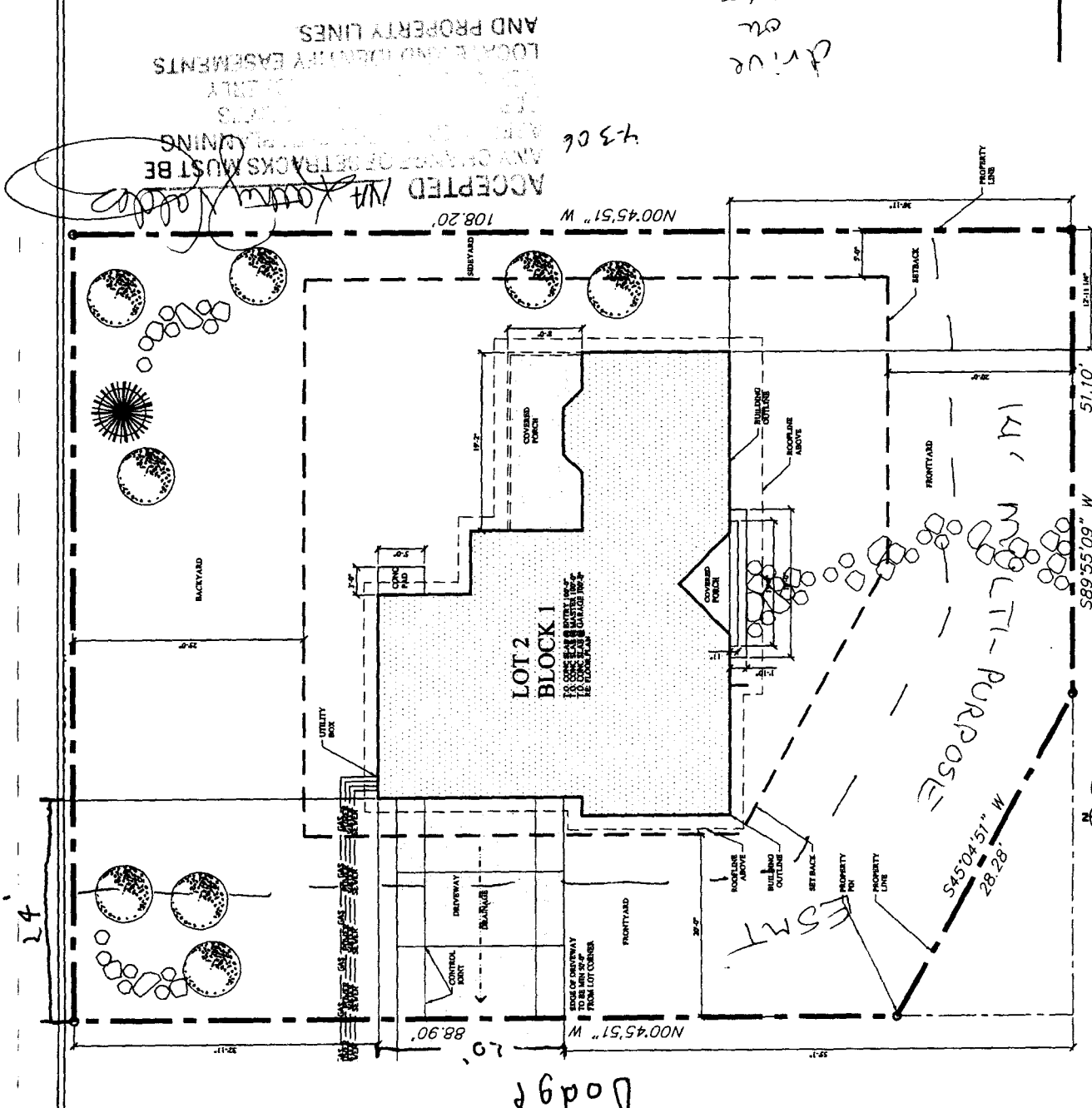
Applicant Signature [Signature] Date 3/31/06
 Department Approval NA [Signature] Date 4-3-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18984</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/4/06</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)

Project No.	470 DODGE
Client	MESA-MONUMENT CONSTRUCTION, LLC
Site	470 DODGE STREET, GRAND JUNCTION, CO 81501
Scale	AS SHOWN
Date	APRIL 11, 2008
Project #	080108
Sheet	1 OF 1
Drawn By	J. COLLIER
Checked By	J. COLLIER
Approved By	J. COLLIER
Scale	AS SHOWN
Date	APRIL 11, 2008
Project #	080108
Sheet	1 OF 1
Drawn By	J. COLLIER
Checked By	J. COLLIER
Approved By	J. COLLIER

CL.1
Site Plan



SITE NOTES

1. THE SUBMITTED PERMITS ORIGINAL DRAINAGE PATTERN SHALL BE RESTORED TO ORIGINAL CONDITIONS. ANY CHANGES TO THE DRAINAGE PATTERN SHALL BE IDENTIFIED AND APPROVED BY THE LOCAL HEALTH DEPARTMENT. ALL DRAINAGE CHANGES SHALL BE IN ACCORDANCE WITH THE LOCAL HEALTH DEPARTMENT'S REQUIREMENTS. ALL DRAINAGE CHANGES SHALL BE IN ACCORDANCE WITH THE LOCAL HEALTH DEPARTMENT'S REQUIREMENTS. ALL DRAINAGE CHANGES SHALL BE IN ACCORDANCE WITH THE LOCAL HEALTH DEPARTMENT'S REQUIREMENTS.

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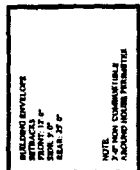
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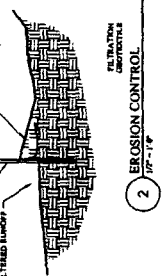
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NOTE:
12' x 12' x 12'
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EROSION CONTROL
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