

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 264 Gettysburg St No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-262-42-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,060  
 Subdivision Antietam Sq. Ft. of Lot / Parcel 8,108  
 Filing \_\_\_\_\_ Block 1 Lot 5  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Dele G. Cole  
 Address 235 North 7th St.  
 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 Cole & Company Builders, LLC  
 Address 235 North 7th St.  
 City / State / Zip Grand Jct., CO 81501  
 Telephone 248-5460

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: New Construction with an unfinished basement

**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>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"E"</u> Driveway Location Approval <u>TRD</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).

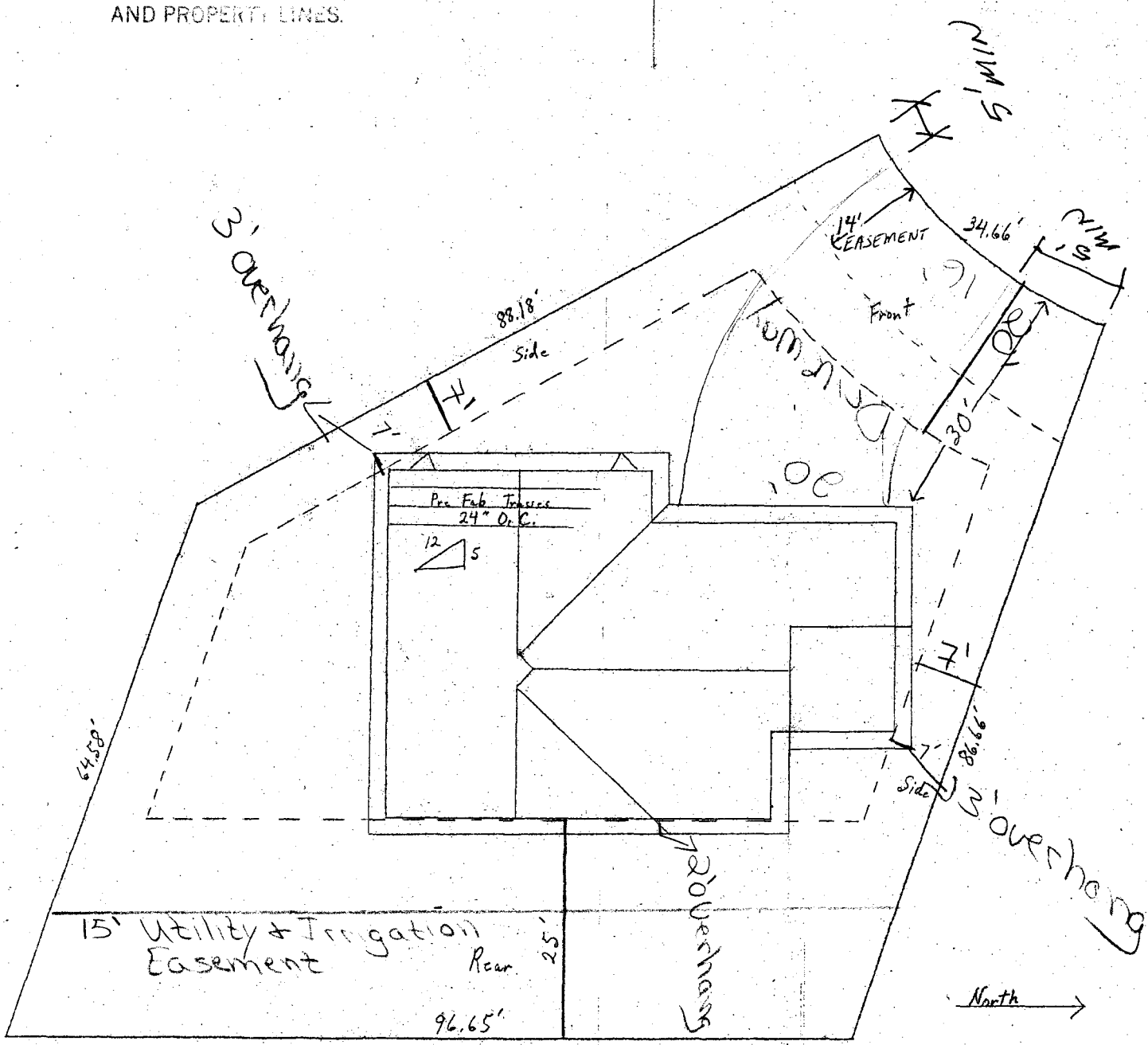
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Dele G. Cole Date 4/21/06  
 Department Approval Bl C. Faye Hall Date 5-26-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19134</u>
Utility Accounting <u>_____</u>	Date <u>5/24/06</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)

D.H. 5-26-06  
 ACCEPTED Clay Hall  
 ANY CHANGE OF DIMENSIONS MUST BE  
 APPROVED BY THE PLANNING  
 DEPT. THE PLANNING DEPT'S  
 RESPONSIBILITY IS TO PROPERLY  
 LOCATE AND SHOW EASEMENTS  
 AND PROPERTY LINES.



Plot Plan / Roof Plan 264 Gettysburg St Scale ~~1/4" = 1'~~