

FEE \$ 1539⁰⁰
 TCP \$ 10⁰⁰
 SIF \$ 460⁰⁰

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

BLDG PERMIT NO. _____

Building Address 268 GRETENSBURG
 Parcel No. 2945-242-42-003
 Subdivision ANTVEDAM
 Filing _____ Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1236
 Sq. Ft. of Lot / Parcel 8065
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3218 42.18%
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name JESSE SWANICK
 Address 535 HACIENDA DR
 City / State / Zip GRO JCT CO 81503

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

APPLICANT INFORMATION:

Name (SAME)
 Address _____
 City / State / Zip _____
 Telephone _____

*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 RSF-4 Maximum coverage of lot by structures 56%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval _____
 (Engineer's Initials)

PAID
JUN 06 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 _____ Date 6/6/06
 Department Approval [Signature] Date 6/6/06

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 19165
 Utility Accounting [Signature] Date 6/6/06

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)

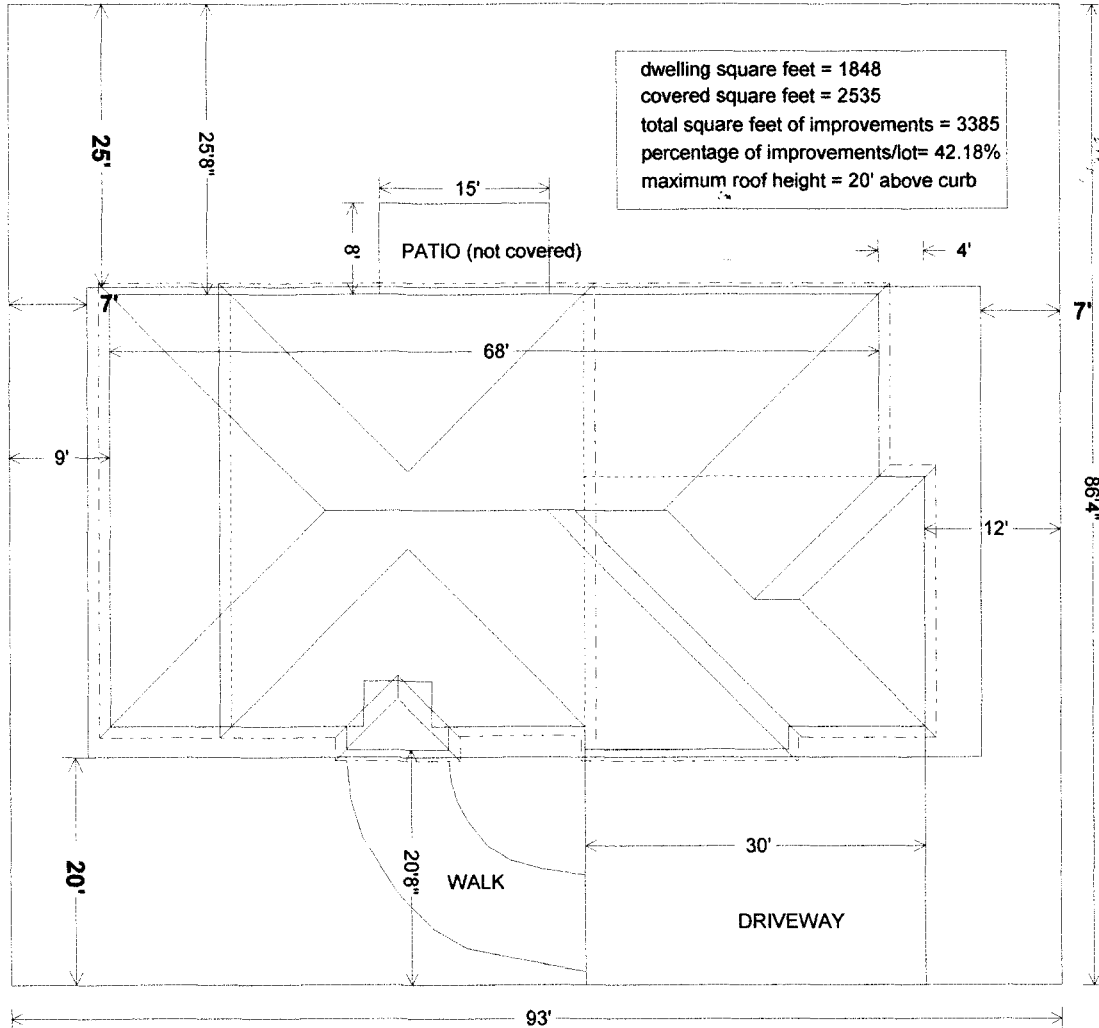
Review for Changes in Plan

ACCEPTED

Wendy Spurr

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

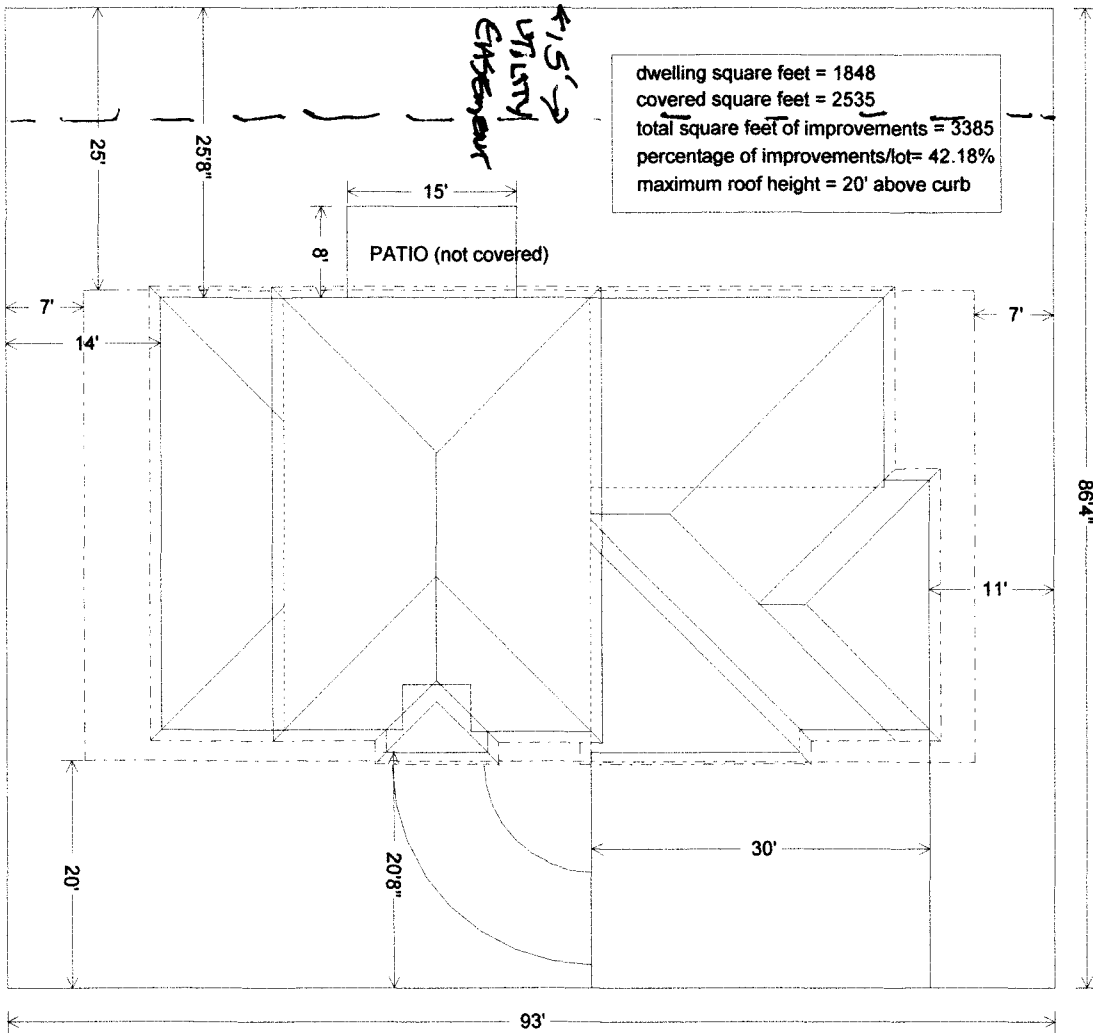
dwelling square feet = 1848
covered square feet = 2535
total square feet of improvements = 3385
percentage of improvements/lot = 42.18%
maximum roof height = 20' above curb



268 GETTYSBURG DRIVE
ANTIETAM SUBDIVISION
GRAND JUNCTION, CO

PLOT PLAT W/ SETBACKS & DRIVEWAY





dwelling square feet = 1848
 covered square feet = 2535
 total square feet of improvements = 3385
 percentage of improvements/lot = 42.18%
 maximum roof height = 20' above curb

15'
 8'
 PATIO (not covered)

ACCEPTED *W/ Side*
 ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

268 GETTYSBURG DRIVE
 ANTIETAM SUBDIVISION
 GRAND JUNCTION, CO

PLOT PLAT W/ SETBACKS & DRIVEWAY

NOT TO SCALE
 DATE: 06/06/06

DRIVE O.K.
W/ Side
 6/6/06