

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 270 Gettysburg St, No. of Existing Bldgs 0 No. Proposed 1 2536
 Parcel No. 2945-262-42-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed ~~10700~~ 2536
 Subdivision Antietam Sq. Ft. of Lot / Parcel 8,098
 Filing _____ Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~2536~~ 2536
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Dore G. Cole
 Address 235 N. 7th St.
 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 Cole & Co Builders, LLC
 Address 235 N. 7th St.
 City / State / Zip G.J., CO 81501
 Telephone 248-5460

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: New Construction
Single-Family Home

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>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Parking Requirement <u>2</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Side <u>7'</u> from PL	Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height of Structure(s) <u>35'</u>	Voting District <u>E</u>		
Driveway Location Approval <u>BAJ</u> <small>(Engineer's Initials)</small>			

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).

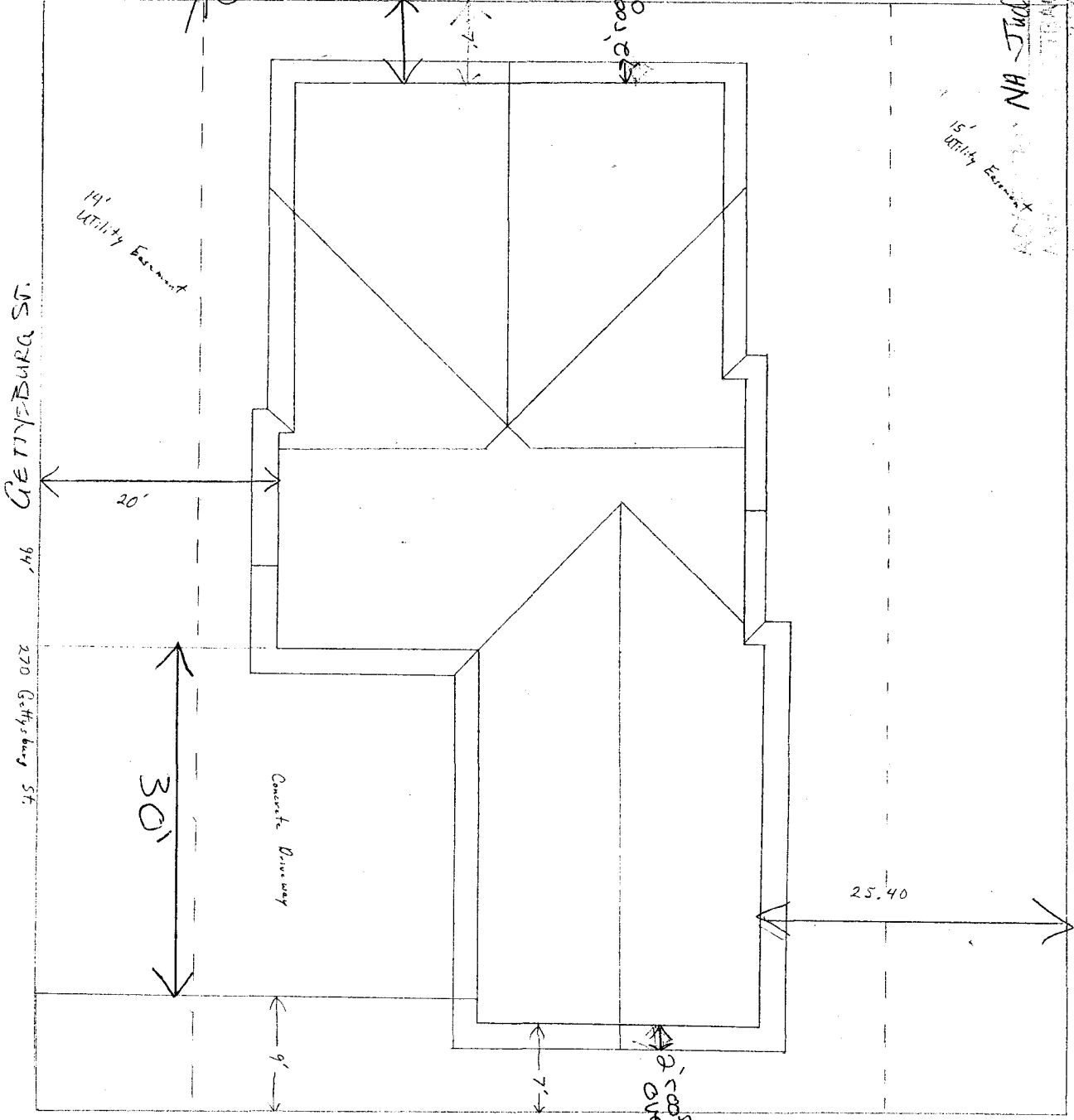
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature SR Whitmore Date 12/14/06
 Department Approval NA Judith A. Reic Date ~~12/14~~ 12/15/2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>9791</u>
Utility Accounting <u>Waterbury</u>	Date <u>12/15/06</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)

9209 2
 Done OK
 12 to 06



NA JUDY A. R. ...
 TRACKS MUST BE ...
 PLANNING ...
 LICANTS ...
 PROPERLY ...
 LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Plot Plan
 Roof Plan