

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 71276-7651

Building Address 2404 1/2 N. 12th STREET
 Parcel No. 2945-122-00-044
 Subdivision Fairmont
 Filing _____ Block 9 Lot 30

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1,592 Sq. Ft. Proposed 1,084
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,130
 Height of Proposed Structure 21'-6"

OWNER INFORMATION:

Name DELLA LONG
 Address 2404 1/2 N. 12th STREET
 City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name MOR STORAGE SALES
 Address 3010 I-70B
 City / State / Zip G.J., CO 81504
 Telephone 254-0460

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: 22' x 24' 2-STORY ADDITION

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-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval <u>no kitchen allowed</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 Cathy B Bleck Date 3-5-07

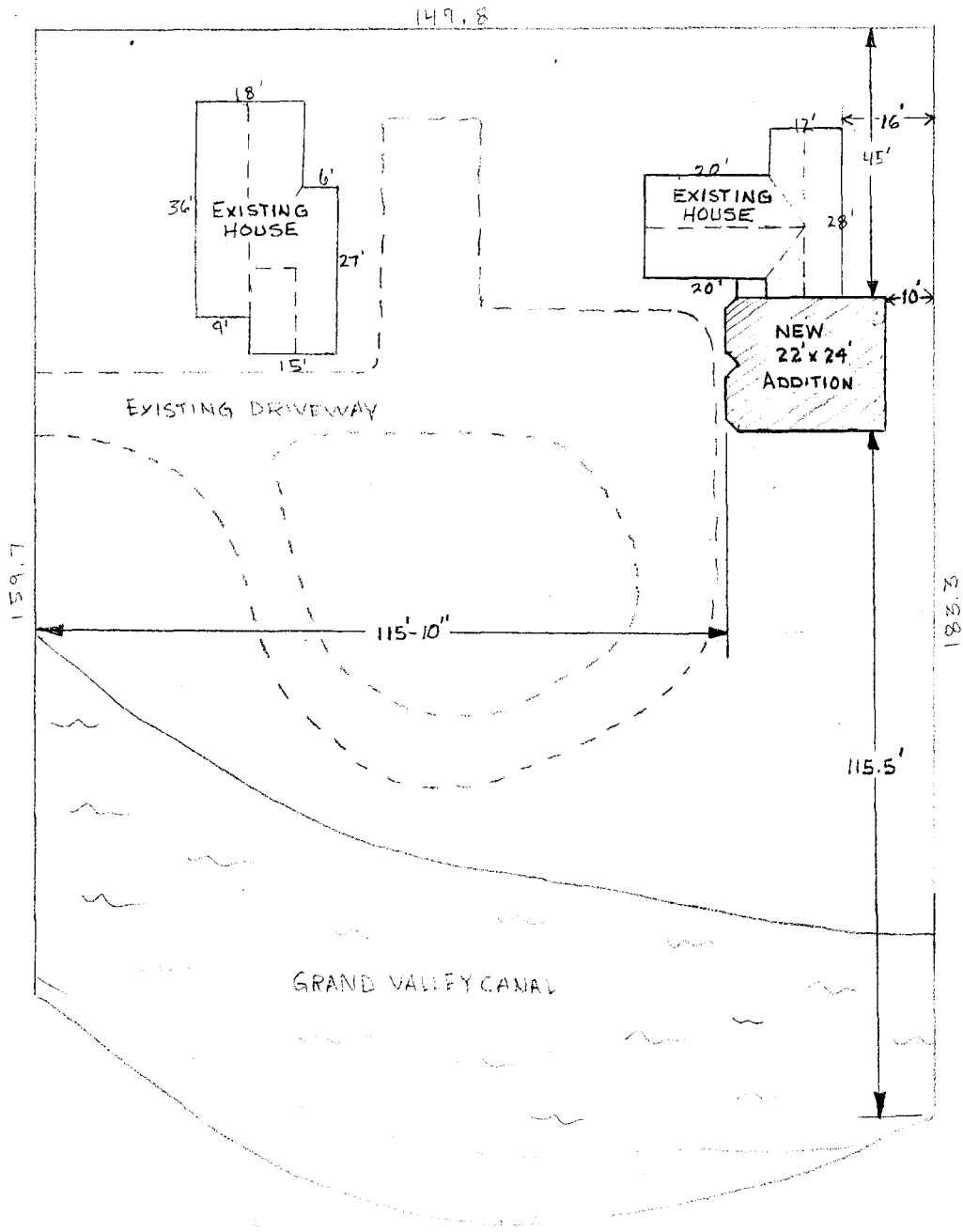
Department Approval Gaylen Henderson (per se) Date 3-6-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charge water/sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-8-07</u>		

DELLA LONG

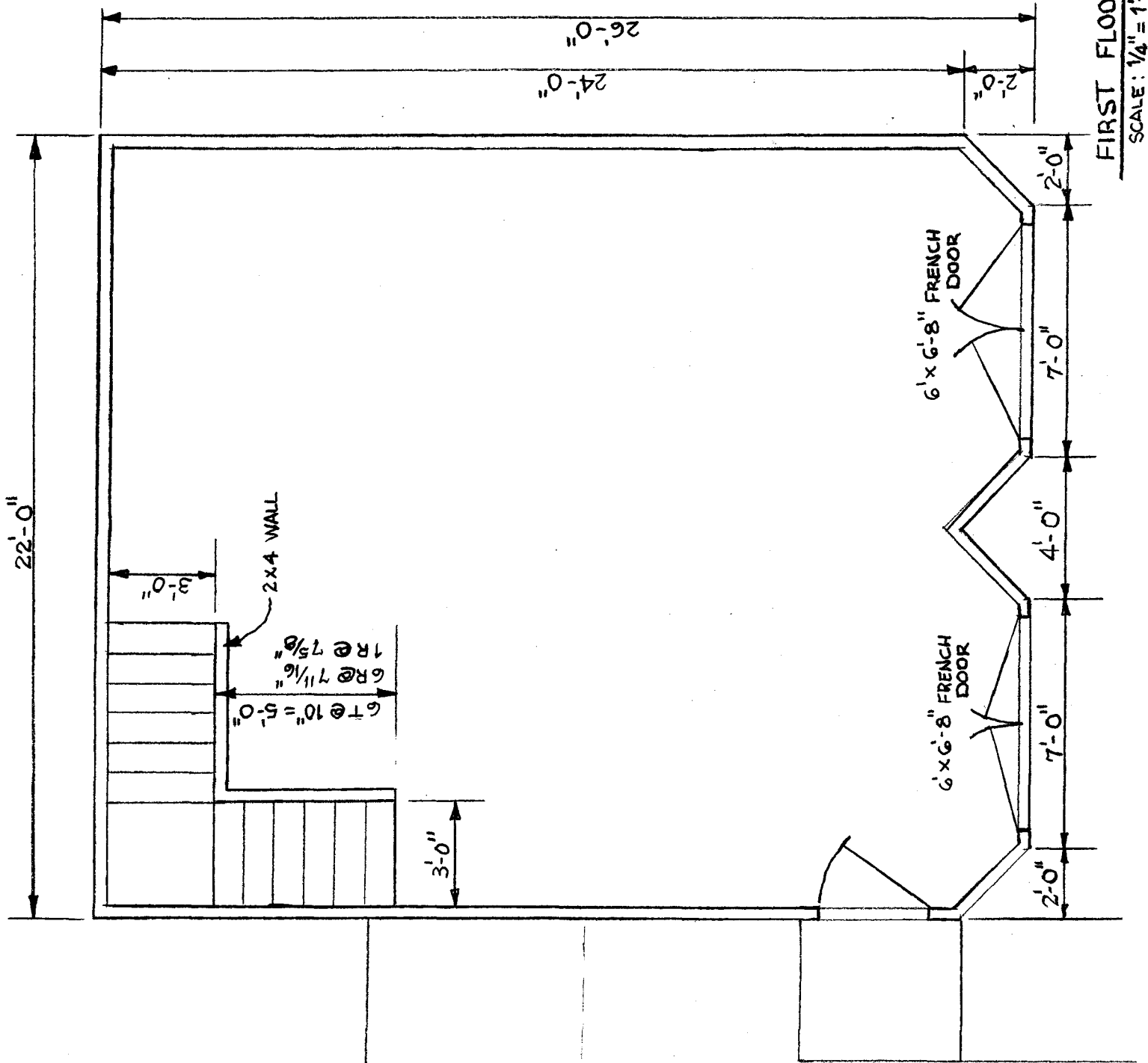
2404.5 NTH 12TH

GRAND JCT, CO 81500

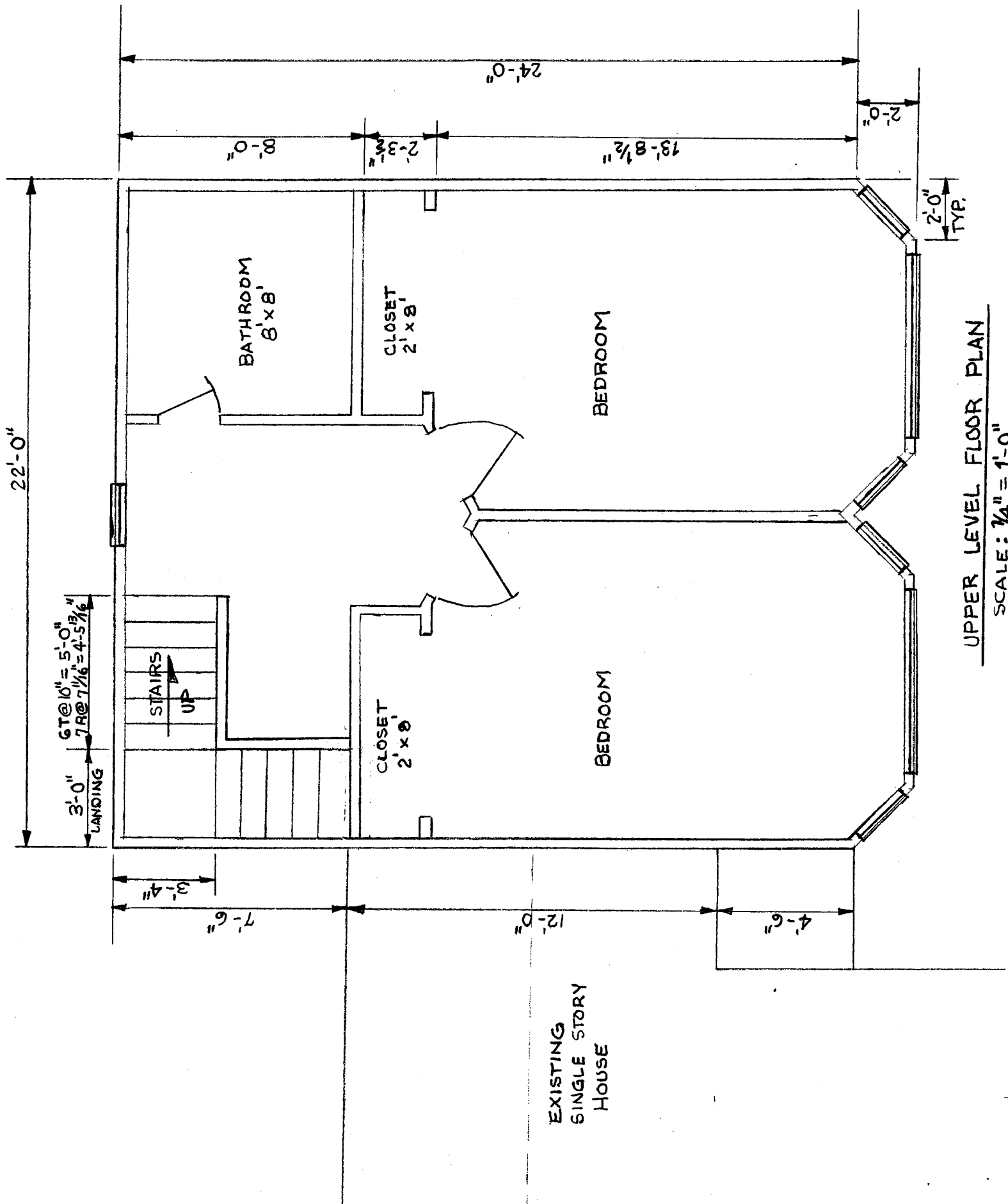


PLOT PLAN
 SCALE: 1" = 30'-0"

3-6-07
 Gayleen Henderson
 ARCHITECT
 1000 S. ...
 ...
 ... IDENTIFY EASEMENTS
 ...



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



22'-0"

24'-0"

8'-0"

2'-3 3/4"

13'-8 1/2"

2'-0"

2'-0"
TYP.

BATHROOM
8' x 8'

CLOSET
2' x 8'

BEDROOM

STAIRS
UP

6T@10" = 5'-0"
7R@7 1/4" = 4'-5 1/4"

3'-0"
LANDING

CLOSET
2' x 8'

BEDROOM

3'-4"

7'-6"

12'-0"

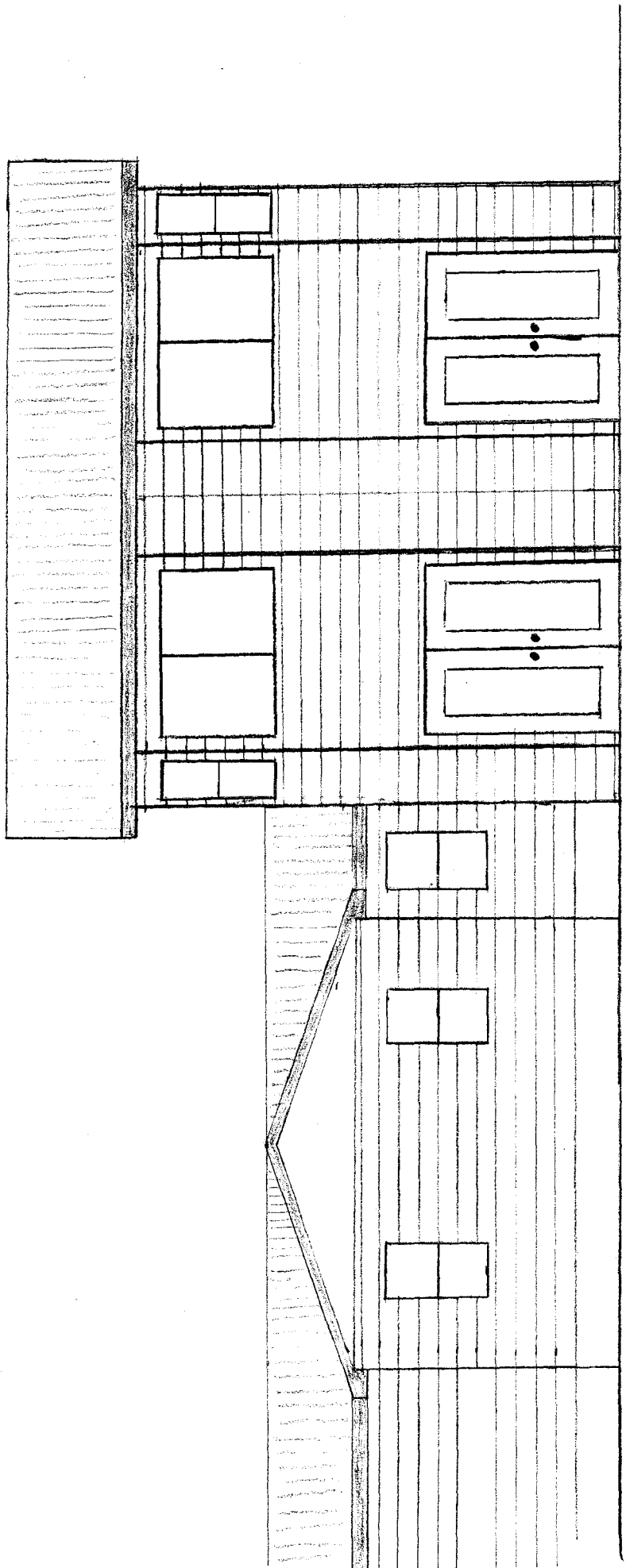
4'-6"

EXISTING
SINGLE STORY
HOUSE

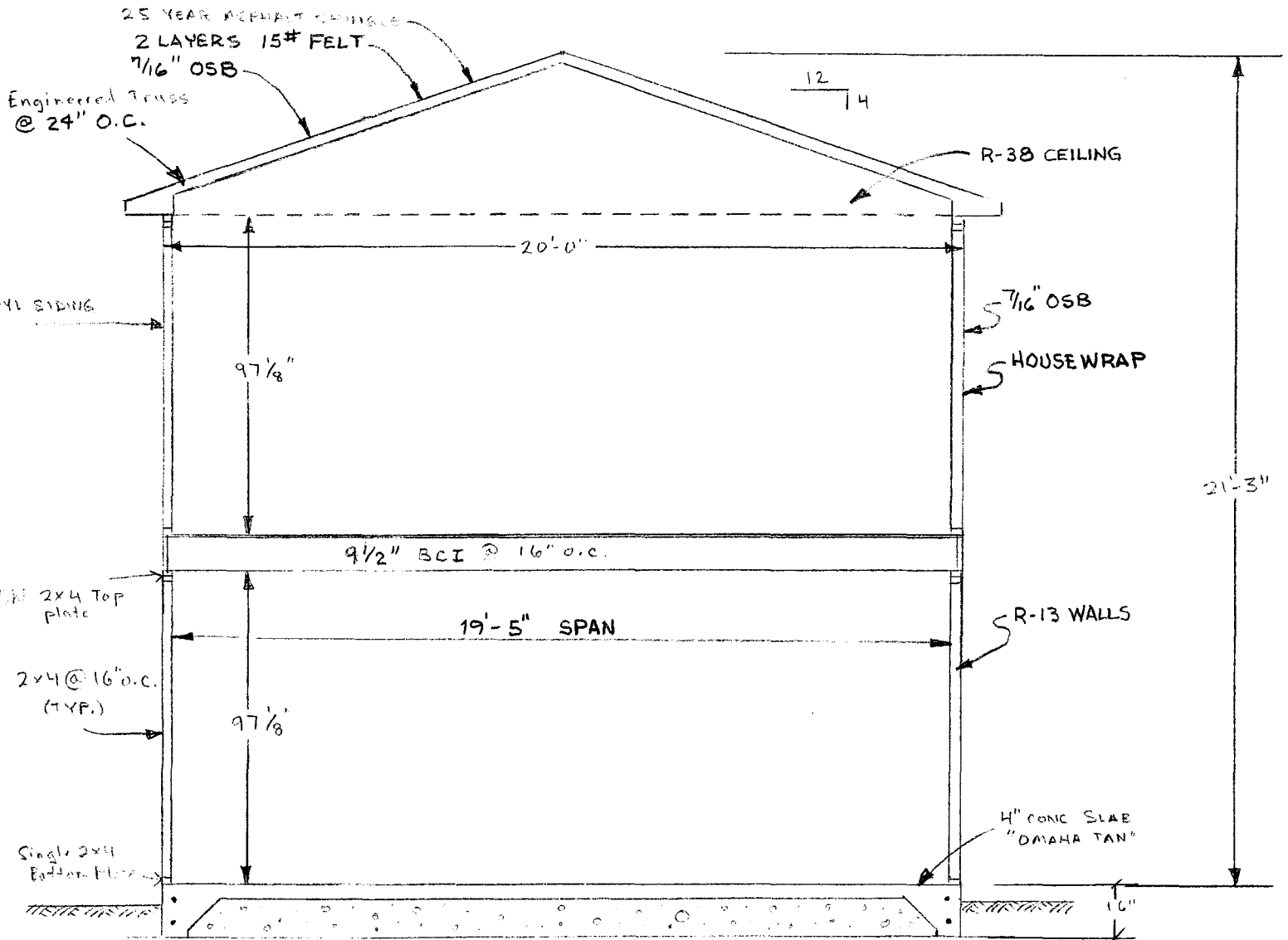
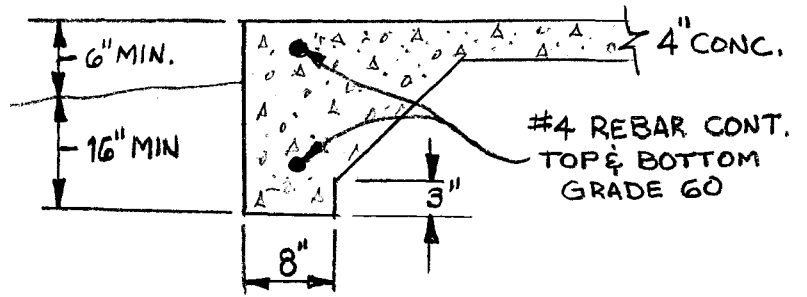
UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXISTING ADDITION



FRONT ELEVATION (WEST)



TYPICAL WALL SECTION
SCALE: 1/4" = 1'-0"