

FEE \$ 10.<sup>00</sup>/<sub>1</sub>  
 TCP \$ 1587.<sup>00</sup>/<sub>1</sub>  
 SIF \$ 400.<sup>00</sup>/<sub>1</sub>

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 415 1/2 ~~Chart~~ 29 1/2 Rd  
 Parcel No. 2943-173-44-007  
 Subdivision Countryplace Estates  
 Filing \_\_\_\_\_ Block 2 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1075  
 Sq. Ft. of Lot / Parcel 4520  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 23

**OWNER INFORMATION:**

Name George Gatses  
 Address 300 Duray 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  
 City / State / Zip Grand Jct. CO 81501  
 Telephone 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-8 Maximum coverage of lot by structures 70  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES 1 NO \_\_\_\_\_  
 Side 5 from PL Rear 10 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35 Special Conditions \_\_\_\_\_  
 Voting District C Driveway Location Approval \_\_\_\_\_  
 (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).

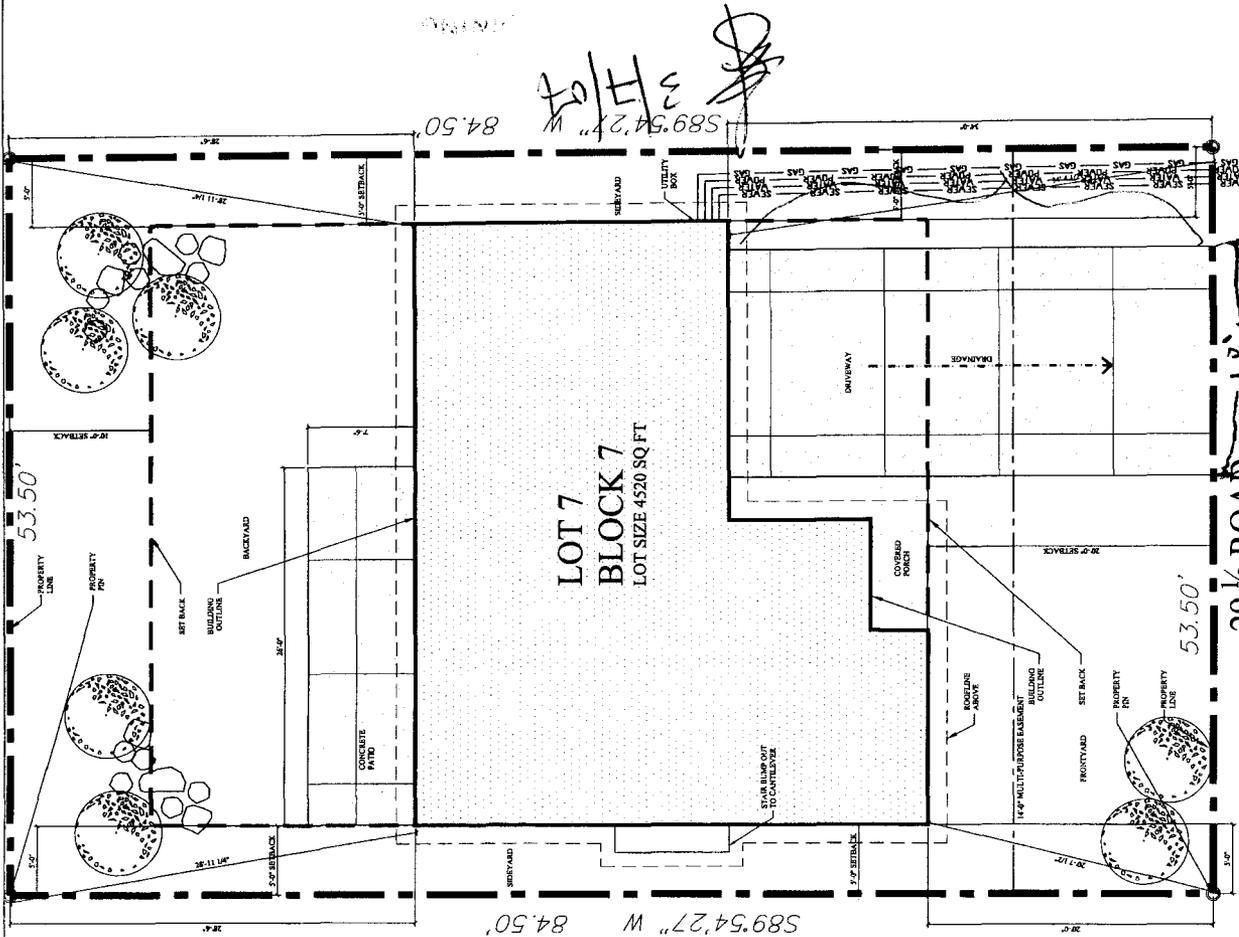
Applicant Signature [Signature] Date 2/22/07  
 Department Approval [Signature] Date 3/7/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20013</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/7/07</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)

Address	Date
100% Admin Design	Nov. 21, 2006
100% Design	Nov. 21, 2006
100% Construction	Nov. 21, 2006
100% Construction	Nov. 21, 2006
Drawn By	C. Collier
Date	Nov. 27, 2006
Project #	0611100
Phase	100% Construction

Sheet C1.1  
Site Plan



Handwritten notes:  $3\frac{1}{2} \times 10\frac{1}{2}$  and  $589.54' \times 27'' W$  with a circled '3'.

Handwritten note: 'Driveway' with a circled '3'.

**SITE NOTES**

1. ALL SETBACKS SHALL BE MEASURED FROM THE ORIGINAL SURFACE UNLESS OTHERWISE NOTED. SETBACKS SHALL BE MEASURED TO THE EXTERIOR FINISH OF THE BUILDING OR TO THE CENTERLINE OF THE DRIVEWAY OR TO THE CENTERLINE OF THE DRIVEWAY OR TO THE CENTERLINE OF THE DRIVEWAY OR TO THE CENTERLINE OF THE DRIVEWAY.

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1 SITE PLAN  
1/8" = 1'-0"