

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 470 BISMARCK ST.
 Parcel No. 2943-161-28-002
 Subdivision DAKOTA WEST
 Filing 2 Block 2 Lot 2

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 2701
 Sq. Ft. of Lot / Parcel 7650
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4095 SF
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name AUSTIN & AUGUSTA DESIGN
 Address 2441 BELLA PAHO DR.
 City / State / Zip GJ, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name AUSTIN & AUGUSTA DESIGN
 Address 2441 BELLA PAHO DR.
 City / State / Zip GJ, CO 81503
 Telephone (970) 241-1985

***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 <u>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Foundation observation report by licensed engineer required. note - see site plan</u>
Voting District <u>C</u> Driveway Location Approval <u>JAR</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).

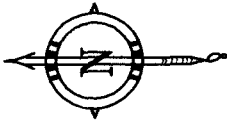
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 7-16-07
 Department Approval JAR Wendy Spurr Date _____

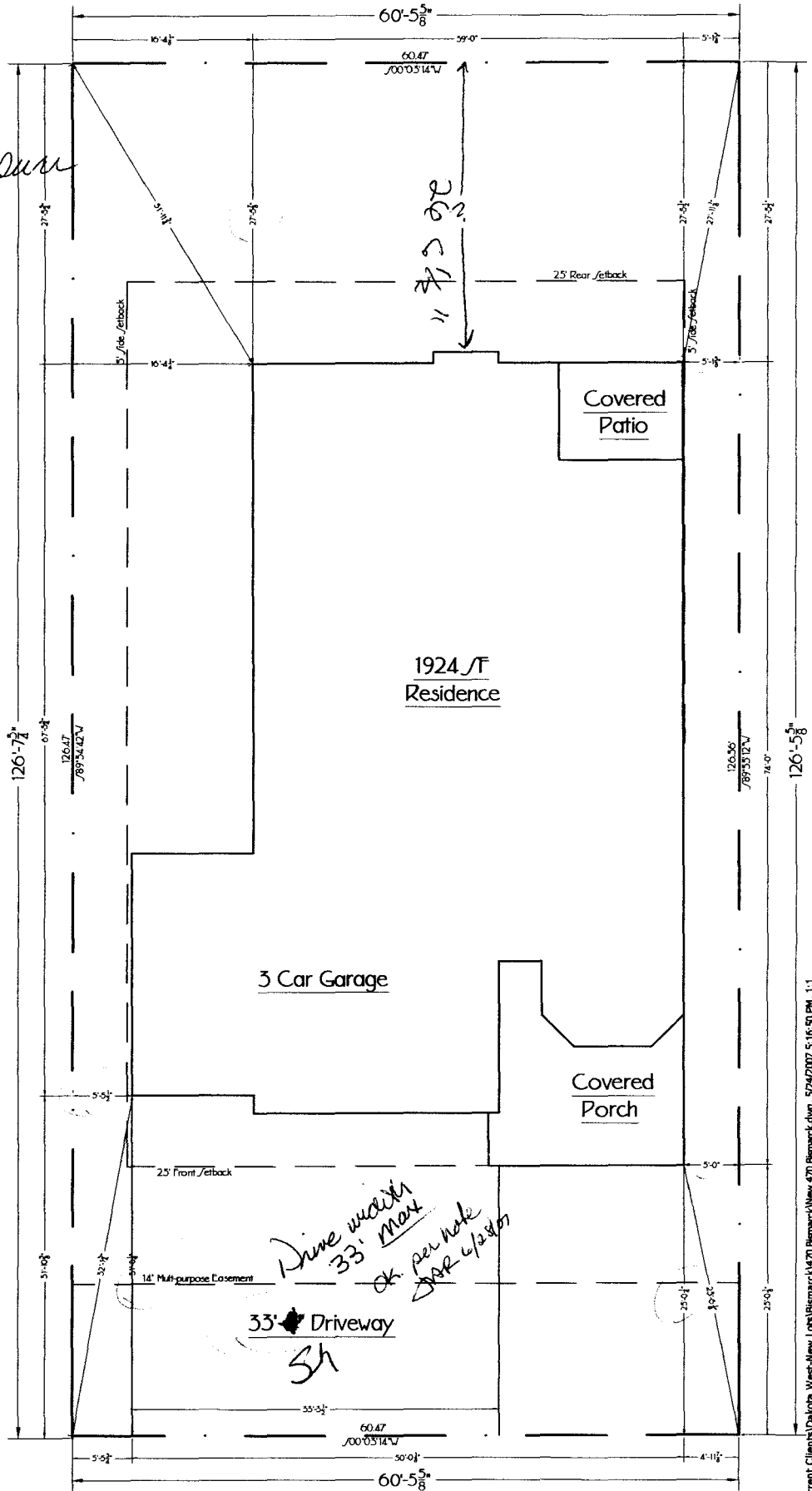
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20448</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/16/07</u>		

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)

APPROVED BY *JAR Wendy Spurr*
 ANY CHANGES TO THIS PLAN MUST
 BE APPROVED BY THE CITY ENGINEER.
 RESPECTFULLY,
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES



Lot Information	
Lot #	2
Block #	2
Address	470 Bismarck Street
Lot / F.	7650 / F
Acres	—
Subdivision	Dakota West Subdivision Phase II
Parcel #	Dakota West Subdivision Phase II



470 Bismarck Street

SITE PLAN

SCALE: N.T.S.