

FEE \$	10 <sup>00</sup>
TCP \$	1589. <sup>00</sup>
SIF \$	460. <sup>00</sup>

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

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

Building Address 266 Gettysburg\* No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-262-42-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1,794  
 Subdivision Antietam Sq. Ft. of Lot / Parcel 8,053  
 Filing \_\_\_\_\_ Block 1 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~3,377~~ 2,450  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Dale G. Cole  
 Address 235 N. 7th St.  
 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 Cole & Co. Builders  
 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>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>NA</u> <u>5/4/07</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).

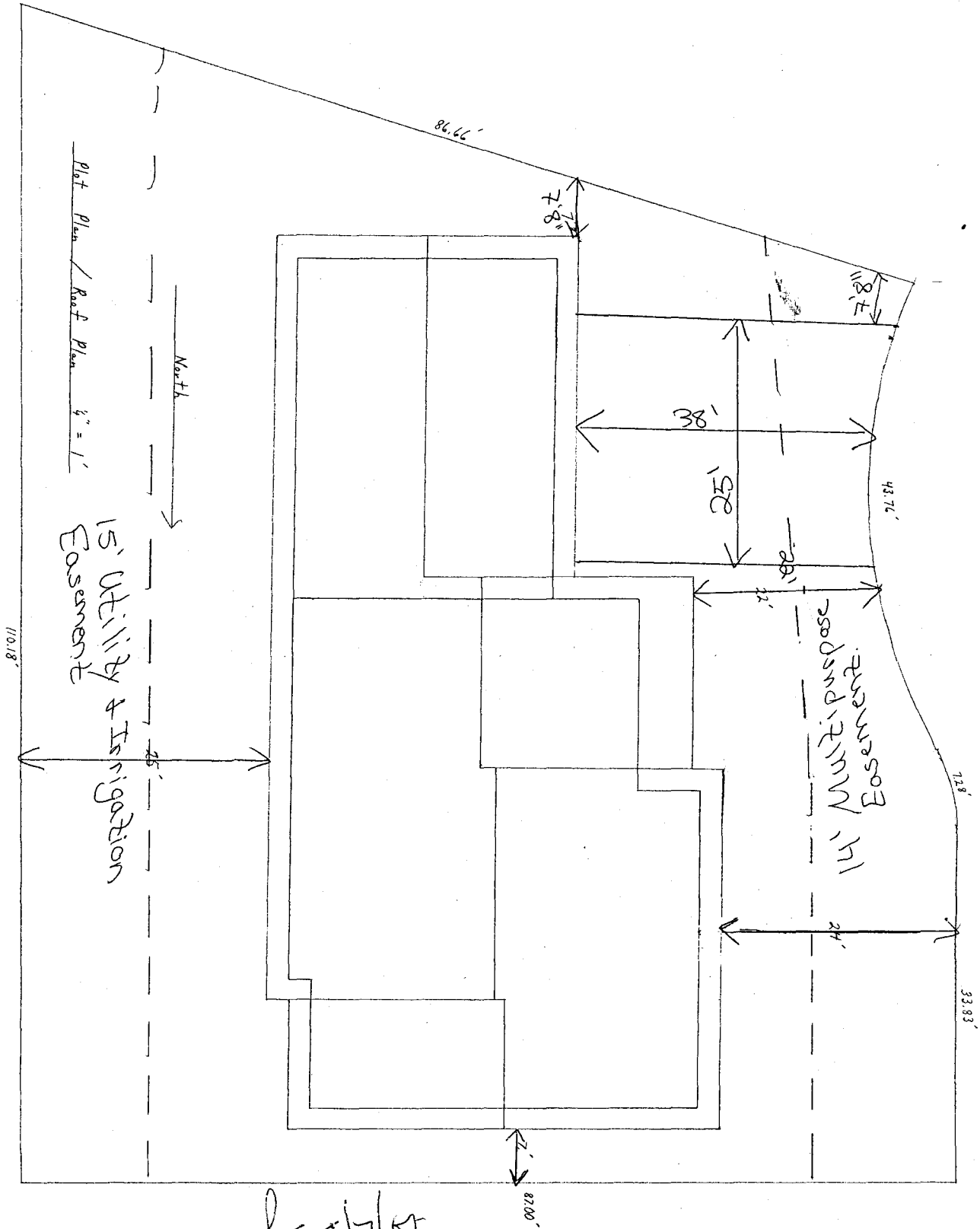
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature: Jammantha Whitmore Date 5/2/07  
 Department Approval NA Date 5/7/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20229</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-7-07</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)

266 Getzysburg Street  
Antietam Subdivision



ACCEPTED NA *[Signature]* 5/7/07  
CHECKS MUST BE  
PLANNING  
PLANT'S  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.