

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	460 ⁻

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

BLDG PERMIT NO. _____ *pd*

Building Address 269 Gettysburg St. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-262-43-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1944
 Subdivision Antietam Subdivision Sq. Ft. of Lot / Parcel 8,102 sq ft.
 Filing _____ Block 2 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1944
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Dave Cole
 Address 235 N. 7th St.
 City / State / Zip Grand Jet, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Cole & Company Builders
 Address 235 N. 7th St.
 City / State / Zip Grand Jet, CO 81501
 Telephone (970) 248-5400

***TYPE OF HOME PROPOSED:**

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

NOTES: new construction

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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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>WS</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 Tracy W... Date May 30, 2007
 Department Approval WS Judith... Date 6/18/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20378</u>
Utility Accounting <u>Kate L...</u>	Date <u>6/18/07</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)

