

FEE \$	10.00
TCP \$	1589.00
SIF \$	410.00

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

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

Building Address 277 Gettysburg No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-262-43-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,236  
 Subdivision Antietam Sq. Ft. of Lot / Parcel 8,223  
 Filing \_\_\_\_\_ Block 2 Lot 9  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,236  
 Height of Proposed Structure 2-Story

**OWNER INFORMATION:**

Name Dale Cole  
 Address 235 N. 7th St.  
 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 Cole & Co Builders  
 Address 235 N. 7th St.  
 City / State / Zip Grand Jct, CO 81501  
 Telephone 970 248-5460

**\*TYPE OF HOME PROPOSED:**

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

NOTES: New Construction  
2-Story 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 R2F-1 Maximum coverage of lot by structures 50  
 SETBACKS: Front 30 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7 from PL Rear 25 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35 Special Conditions \_\_\_\_\_  
 Voting District E 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).

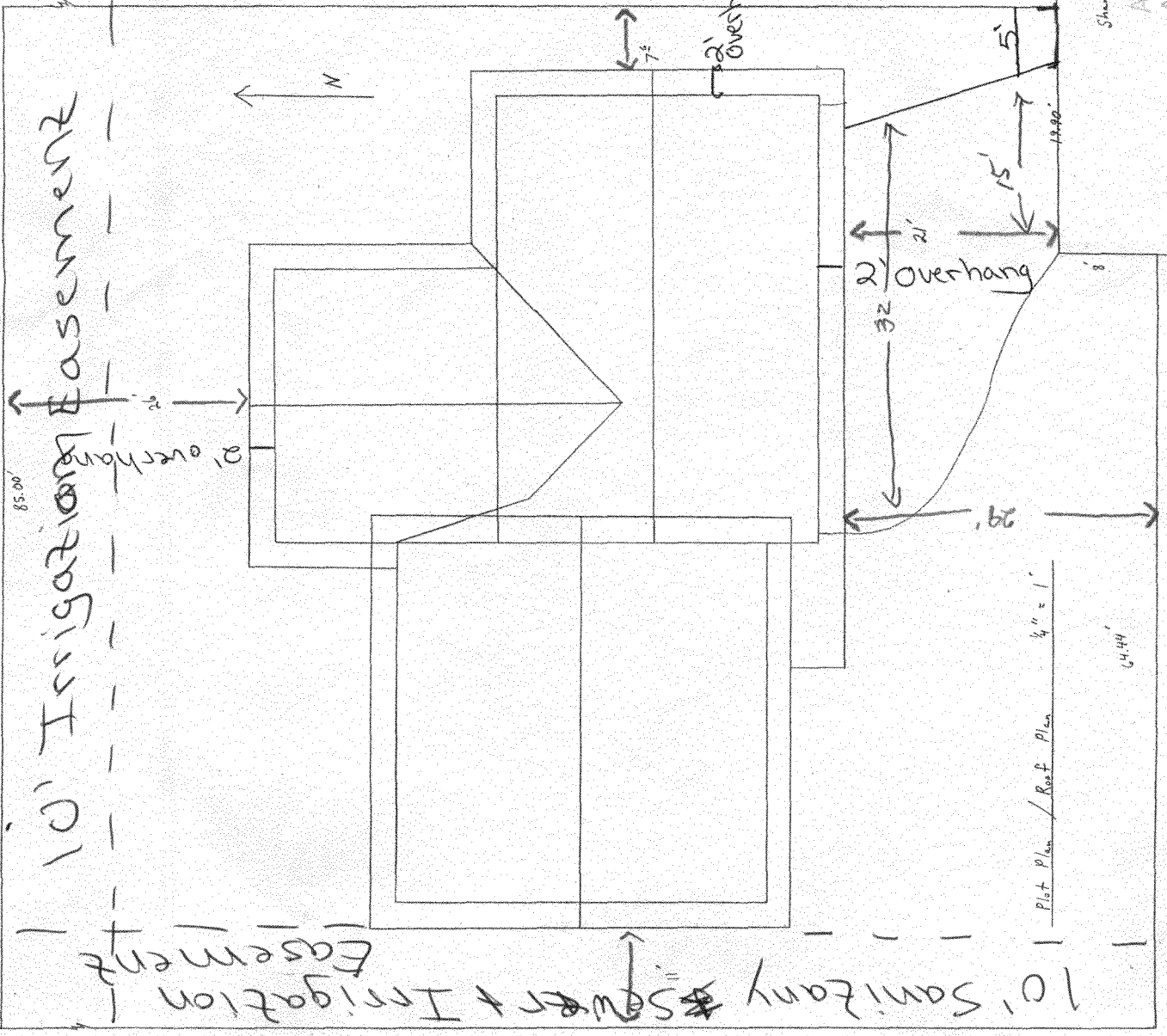
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Samantha Whitmore Date 3/19/07  
 Department Approval Wanda Chappin Date \_\_\_\_\_

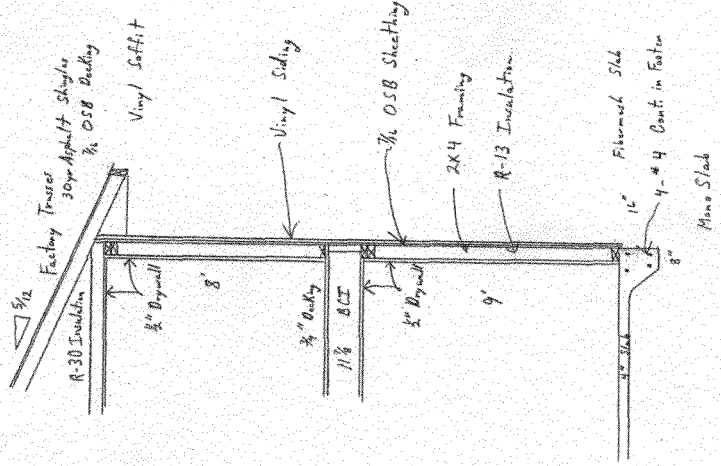
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20051</u>
Utility Accounting	<u>Water</u>	Date	<u>3/22/07</u>

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)

10' Irrigation Easement



Plot Plan / Roof Plan 1/4" = 1'



Wall Detail Scale 1/2" = 1'

Shared Driveway to Griffithsburg Street →

ACCEPTED *WS*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.