

|        |         |
|--------|---------|
| FEE \$ | 16.00   |
| TCP \$ | 1584.00 |
| SIF \$ | 400.00  |

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

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

Building Address 279 Gettysburg No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-262-43-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1,562  
 Subdivision Antietam Sq. Ft. of Lot / Parcel 3,008  
 Filing \_\_\_\_\_ Block 2 Lot 4  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,562  
 Height of Proposed Structure Single 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, LLC  
 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

**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>3/28/07 N/A</u><br>(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 R Whitmore Date March 27, 2006  
 Department Approval NA Judith A. Pua Date 4-5-07

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>20114</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>4/5/07</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)

62  
01  
292  
01

4001

4-5-09

NA Judson R. Poe

LOCATE ALL UTILITIES  
AND PROPERTY

Plot Plan / Roof Plan

