

FEE \$	1000
TCP \$	2554.00
SIF \$	460.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 127 BPPS DRIVE
 Parcel No. 2943-074-11-013
 Subdivision BPPS SUBDIVISION
 Filing 1 Block 2 Lot 16

No. of Existing Bldgs 0 No. Proposed 2
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1602
 Sq. Ft. of Lot / Parcel 10,125
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 172 1602 168
 Height of Proposed Structure 15'-0+-

OWNER INFORMATION:

Name GEORGE TAMBER
 Address 734 SOUTH AVE
 City / State / Zip G.S CO, 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 24x34 Garage

APPLICANT INFORMATION:

Name MCGILGASON, INC
 Address 523 FLORENCE RD
 City / State / Zip G.S CO 81504
 Telephone (970) 242-8035

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Mobile home not allowed

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 PLANNING STAFF

ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20' 25"</u> ^{Principal/Accessory} from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5' 3"</u> from PL Rear <u>10' 5"</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District <u>C</u> Driveway Location Approval <u>RD</u> (Engineer's Initials)	Special Conditions _____

PAID
 JAN 07 2009
 RB

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

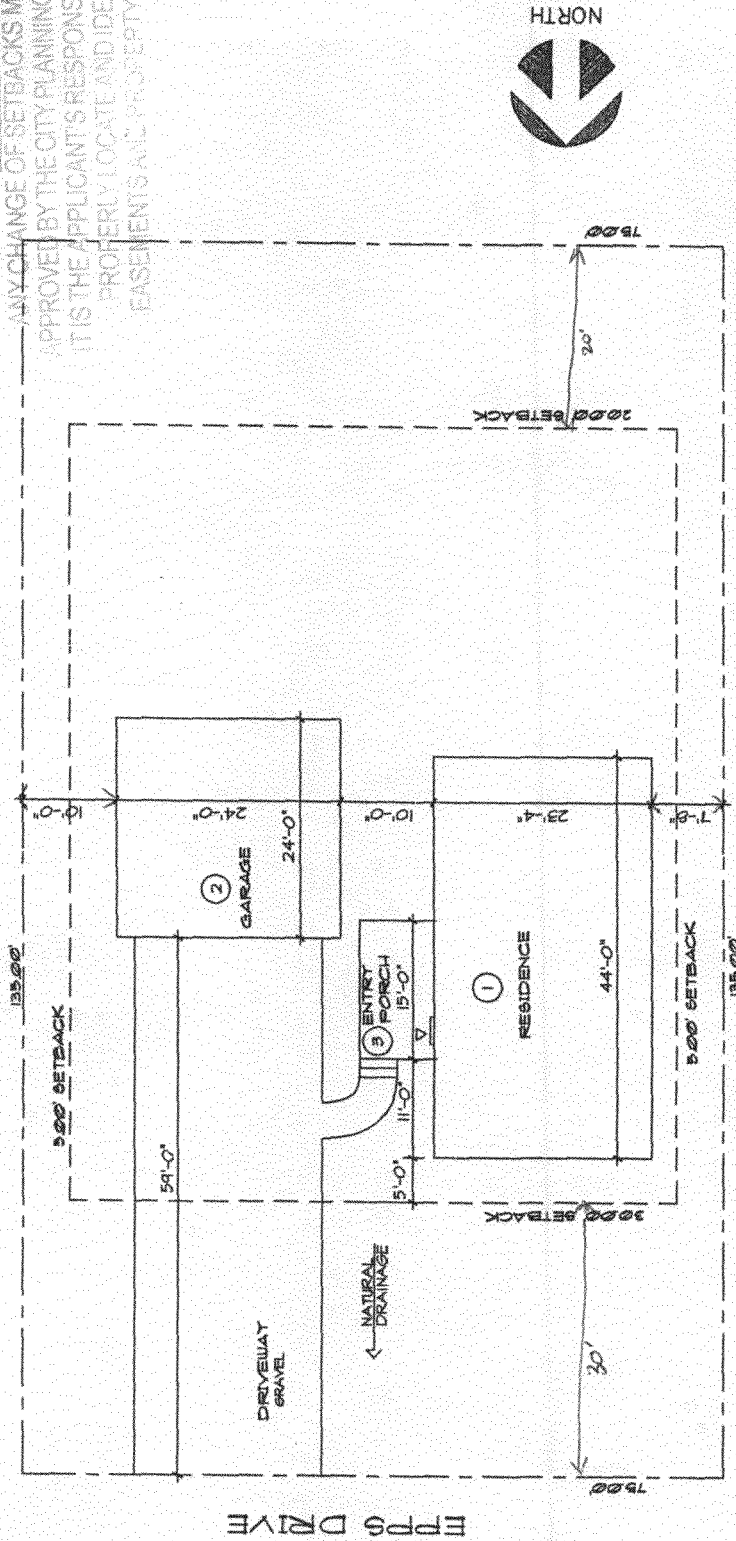
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12/9/08
 Planning Approval [Signature] Date 12/9/08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21315</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/7/09</u>

*Revised to include
Garage
Wendy Spurr Tracy
Set Design R/9/08*

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SITE PLAN
SCALE: 1" = 10'-0"

127 EFF'S DRIVE
R/F-8
LOT 16, BLOCK 2
EFF'S SUBDIVISION
SEC 7, 15 E
GRAND JUNCTION, COLO

NOTES:

- ① RESIDENCE - PRE-MANUFACTURED "FLEETWOOD HOMES" MODEL 9443A SANDALWOOD SERIES ON PERMANENT FOUNDATION (CMU PERIMETER) AND INTERIOR BEARING PER ATTACHED PLANS. INSULATED FLOOR, VENTILATED GRAVEL SPACE W/ 3/8" WIDE ACCESS UNDER ENTRY PORCH.
- ② GARAGE - PRE-MANUFACTURED "MONK STORAGE" GARAGE PER ATTACHED PLANS. 4-INCH CONCRETE SLAB PER 16" X 16" THICKENED EDGE PERIMETER.
- ③ PORCH - WOOD-FRAMED PORCH & RAIL SYSTEM ATTACHED TO RESIDENCE. INSTALL PER APPLICABLE GUIDELINES AND ADOPTED IRC. GRAVEL SPACE ACCESS BENEATH DECK (36-INCH WIDE) W/ WEATHERPROOF COVER.

Exp: 02/20/2016
DRN CK 12/09/08
R/6/08

SHEET NUMBER
A1
OF 1

NEW RESIDENCE
MCGLEESON, INC
127 EFF'S DRIVE,
GRAND JUNCTION,
COLORADO

CHRISTOPHER
KRABACHER
ARCHITECT
P.O. BOX 2382
GRAND JUNCTION COLORADO 81502
(970) 243-3887 or (970) 640-8833