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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

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

Building Address 62850-0  
268 Gettysburg St  
 Parcel No. 2945-262-42-003  
 Subdivision Antietam  
 Filing \_\_\_\_\_ Block 1 Lot 3

No. of Existing Bldgs 1 No. Proposed 1 plus Retaining wall  
 Sq. Ft. of Existing Bldgs 3672 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 8058  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1  
 Height of Proposed Structure 30" Retaining wall

**OWNER INFORMATION:**  
 Name JESSE SWANICK  
 Address 268 GETTYSBURG ST  
 City / State / Zip GRD JCT CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Retaining wall with a fence to be put onto of  
NO SWEL/CTR Change

**APPLICANT INFORMATION:**  
 Name SAWE  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 242-8462

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

NOTES: note max height for fence & retaining wall combined is 6' (Pressure treated lumber) concrete block

**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 about the parcel.**

**THIS SECTION TO BE COMPLETED BY PLANNING STAFF**

ZONE R4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 7/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District E Driveway Location Approval \_\_\_\_\_ Special Conditions Retaining wall can be placed on side & rear property line, but owner notified rear lot line is utility & irrigation easement. Owner responsible for replacement if access needed; also to call for locate

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 4/27/09  
 Planning Approval [Signature] Date 4/27/09

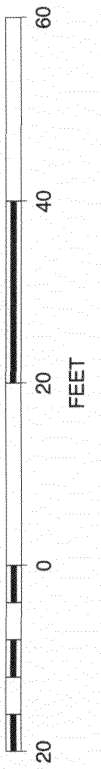
Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O N <u>SWEL/CTR Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/27/09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 268 Gettysburg Street



SCALE 1 : 248



N

