

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

~~Deferred Fees PD~~
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

10-4-10
 BLDG PERMIT NO. _____

ZONING

Building Address 280 Gittysburg St. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 29145-202-44-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1323
 Subdivision Antietam Sq. Ft. of Lot / Parcel 8085
 Filing _____ Block 3 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Existing & Proposed) 1323
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Dale G. Cole
 Address 235 N. 7th Street
 City / State / Zip Grand Junction, CO 81501

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

APPLICANT INFORMATION:

Name Tracy Knight for Dale Cole
 Address 235 N. 7th Street
 City / State / Zip Grand Junction, CO 81501
 Telephone (970) 248-5460

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

NOTES: 1 level new residence 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 PLANNING STAFF		
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>	
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>7</u> from PL <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>	
Voting District <u>E</u>	Driveway Location Approval <u>PD</u> (Engineer's Initials)	Special Conditions _____

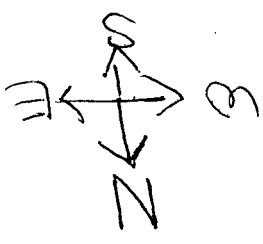
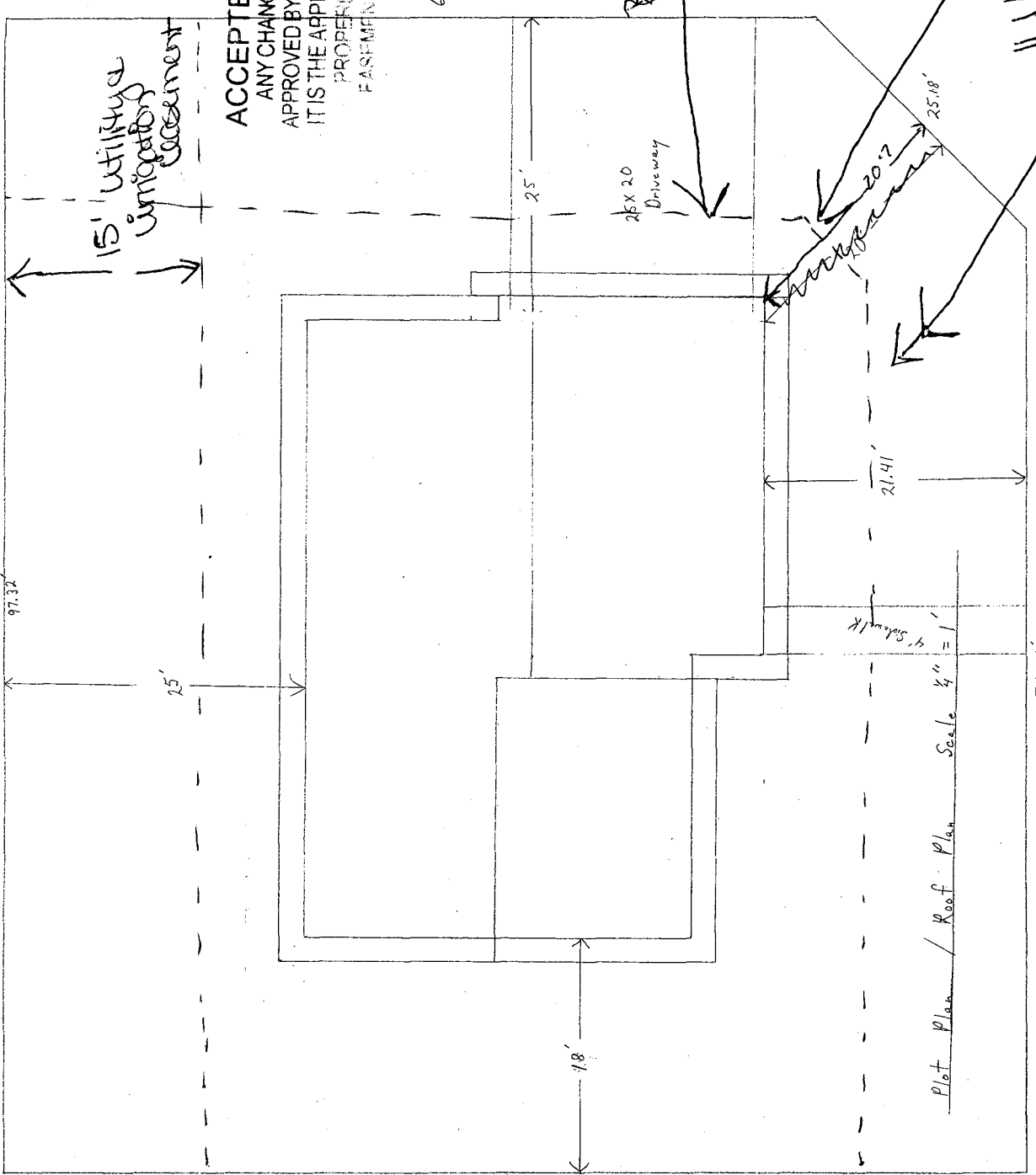
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Tracy Knight - Const. Mgr. Date 11/5/09
 Planning Approval PP [Signature] Date 11/13/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>21553</u>
Utility Accounting <u>[Signature]</u> Date <u>11/13/09</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)



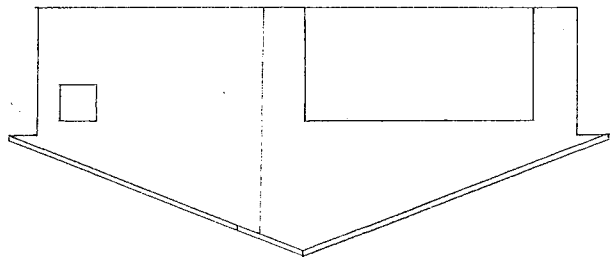
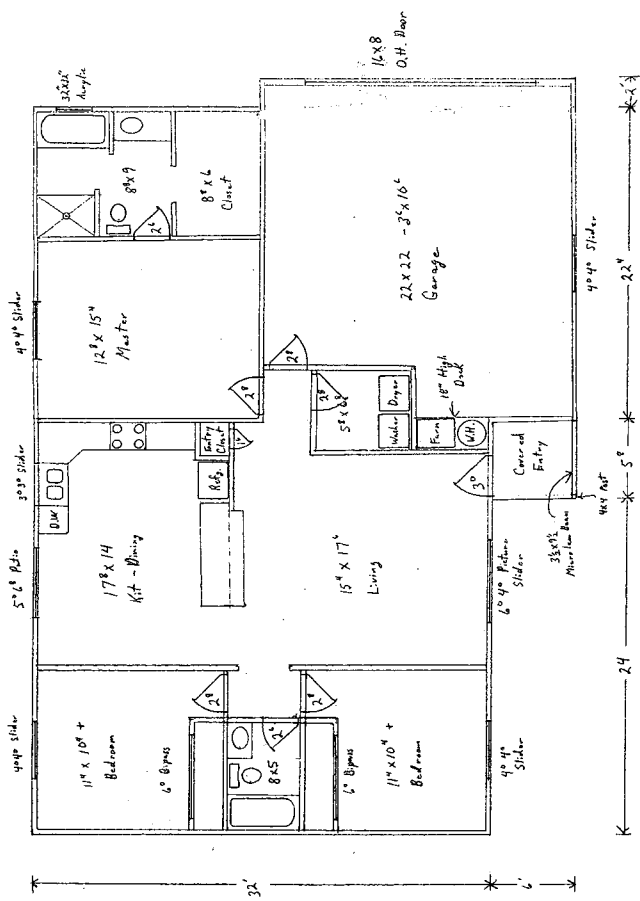
7' - NORTH
 20' - WEST SIDE
 25' - EAST SIDE

10.4.10
 ACCEPTED PD [Signature]
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY DOCUMENT AND IDENTIFY EASEMENTS AND OTHER FEATURES.

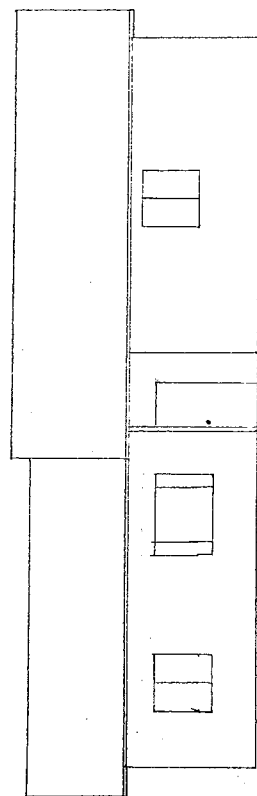
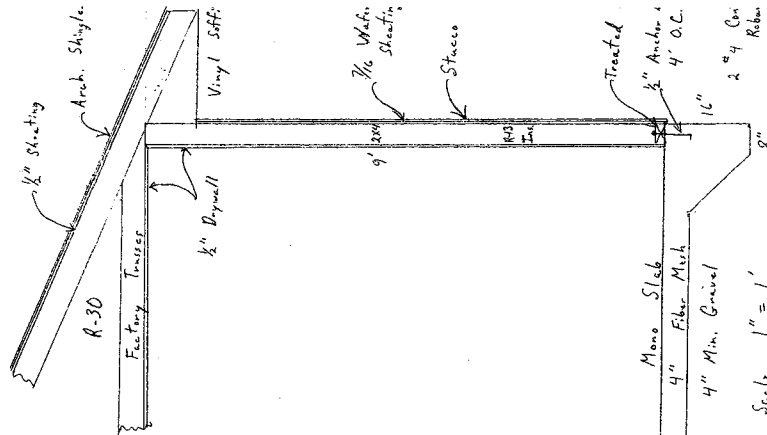
multi-purpose assessment

280 Gettysburg St
 Gettysburg St.

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



South Elevation



Front Elevation
280 Gethysburg St. 1373' Scale 1/4" = 1'