

FEES DEFERRED

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Zoning Approval

Building Address 282 Gettysburg St.
 Parcel No. 2945-262-44-002
 Subdivision Antietam Subdivision
 Filing _____ Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1323
 Sq. Ft. of Lot / Parcel 8,050
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1323 + 400 driveway 1723
 Height of Proposed Structure 12-15' 21%

OWNER INFORMATION:

Name Dale G. Cole
 Address 235 N. 7th Street
 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 Dale G. Cole
 Address 235 N. 7th Street
 City / State / Zip Grand Jct, CO 81501
 Telephone (970) 248-5400

*TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: new construction - single story - single family - ranch 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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____ **FEES DEFERRED**
 Voting District E Driveway Location Approval PD Not in Floodplain
 (Engineer's Initials)

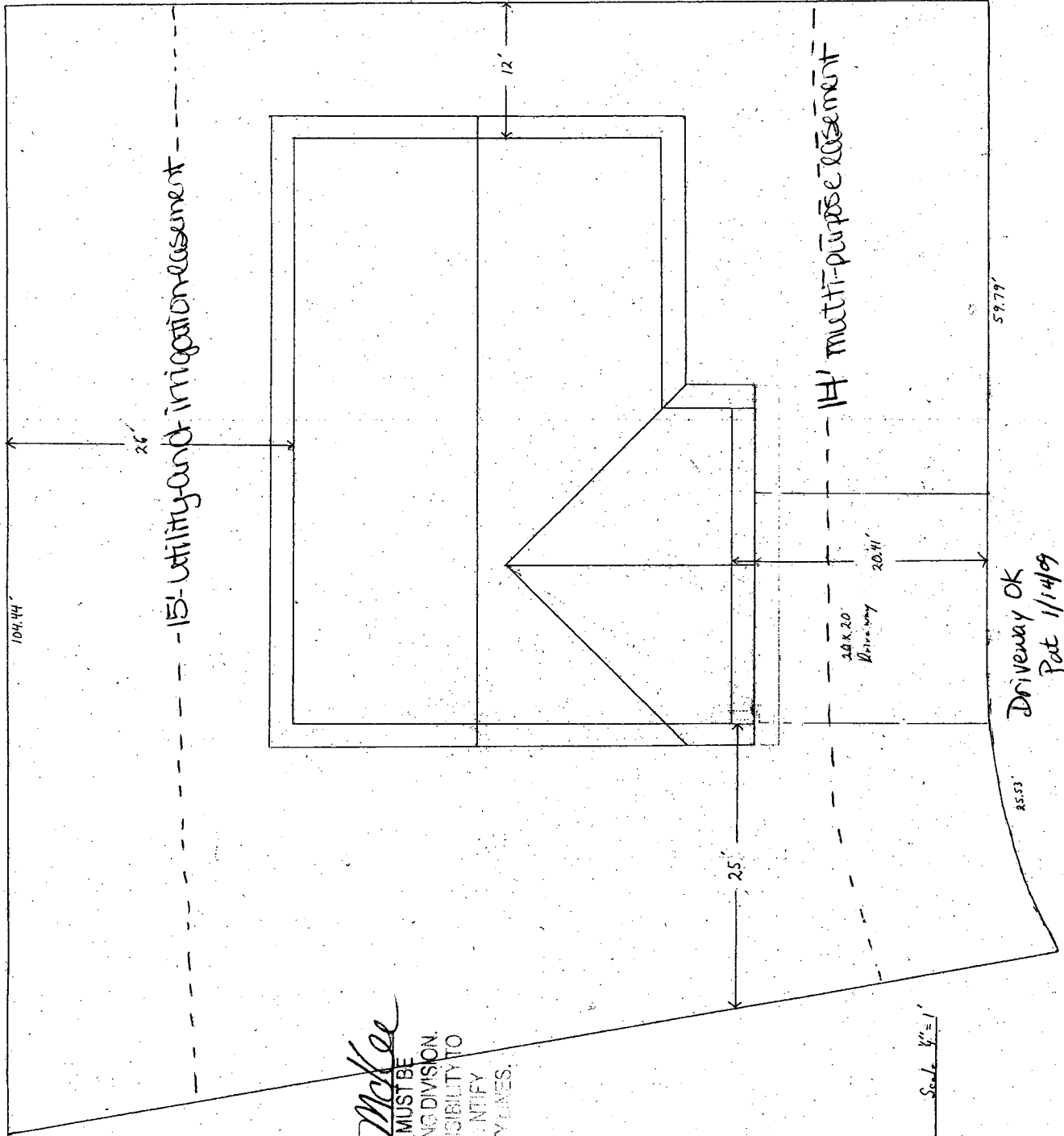
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Dale G. Cole Date 1-14-2009
 Department Approval PD C. McFee Date 1/16/09

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 21435

Utility Accounting [Signature] Date 6/24/09



Set Backs
 Front 20'
 Rear 25'
 Sides 7'

ACCEPTED AD *C. McKee*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING DIVISION.
 IT IS THE RESPONSIBILITY OF THE
 PROFESSIONAL ENGINEER TO IDENTIFY
 ALL SETBACK LINES.

← North

Roof Plan / Plat Plan Scale 8"=1'

Driveway OK
 Pat 1/14/99

15' utility and irrigation easement

14' multi-purpose easement

20' x 20'
 Driveway

104.44'

26'

84.48'

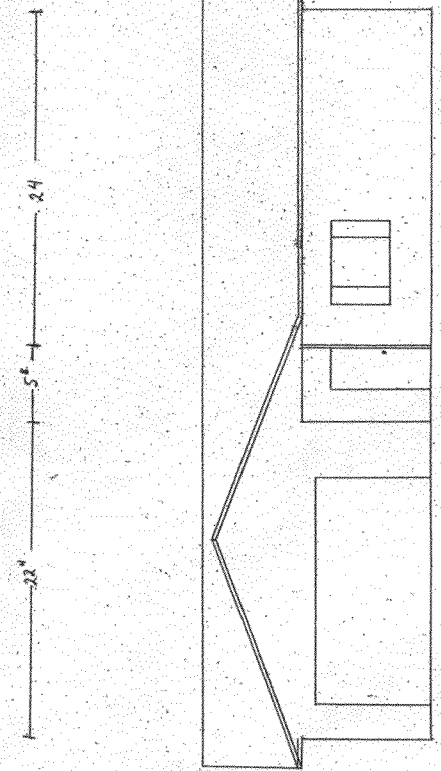
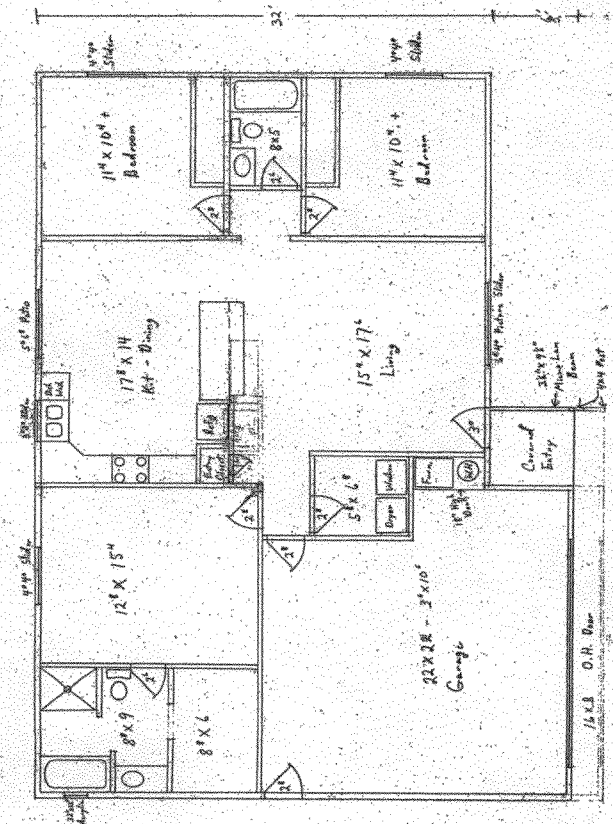
12'

25'

20.41'

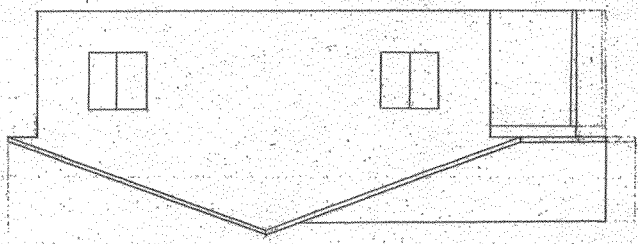
59.79'

25.53'

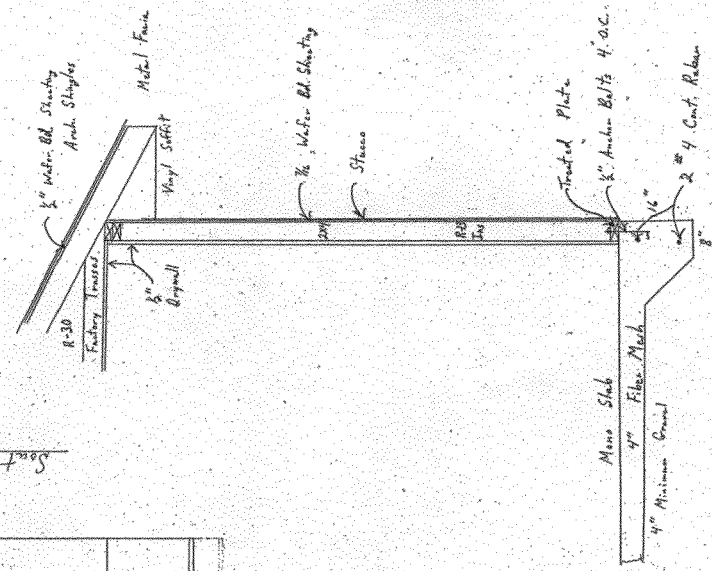


Front Elevation

282 Gathesburg St. 1323 Scale 1/4" = 1'



Side Elevation



Detail Scale 1" = 1'