

FEE \$	10
TCP \$	2,554
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 2304 South Rim
 Parcel No. 2945-083-31-002
 Subdivision Heath
 Filing _____ Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3520
 Sq. Ft. of Lot / Parcel 14,854
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5896 ^{39%}
 Height of Proposed Structure 18'9"

OWNER INFORMATION:

Name Stephen J Fitzgerald
 Address 441 Athens Way
 City / State / Zip Grand Jet CO 81507

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Stephen J Fitzgerald
 Address 441 Athens Way
 City / State / Zip Grand Jet CO 81507
 Telephone (970) 243 6006 or 209 7814

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District A Driveway Location Approval JK Special Conditions _____
 (Engineer's Initials)

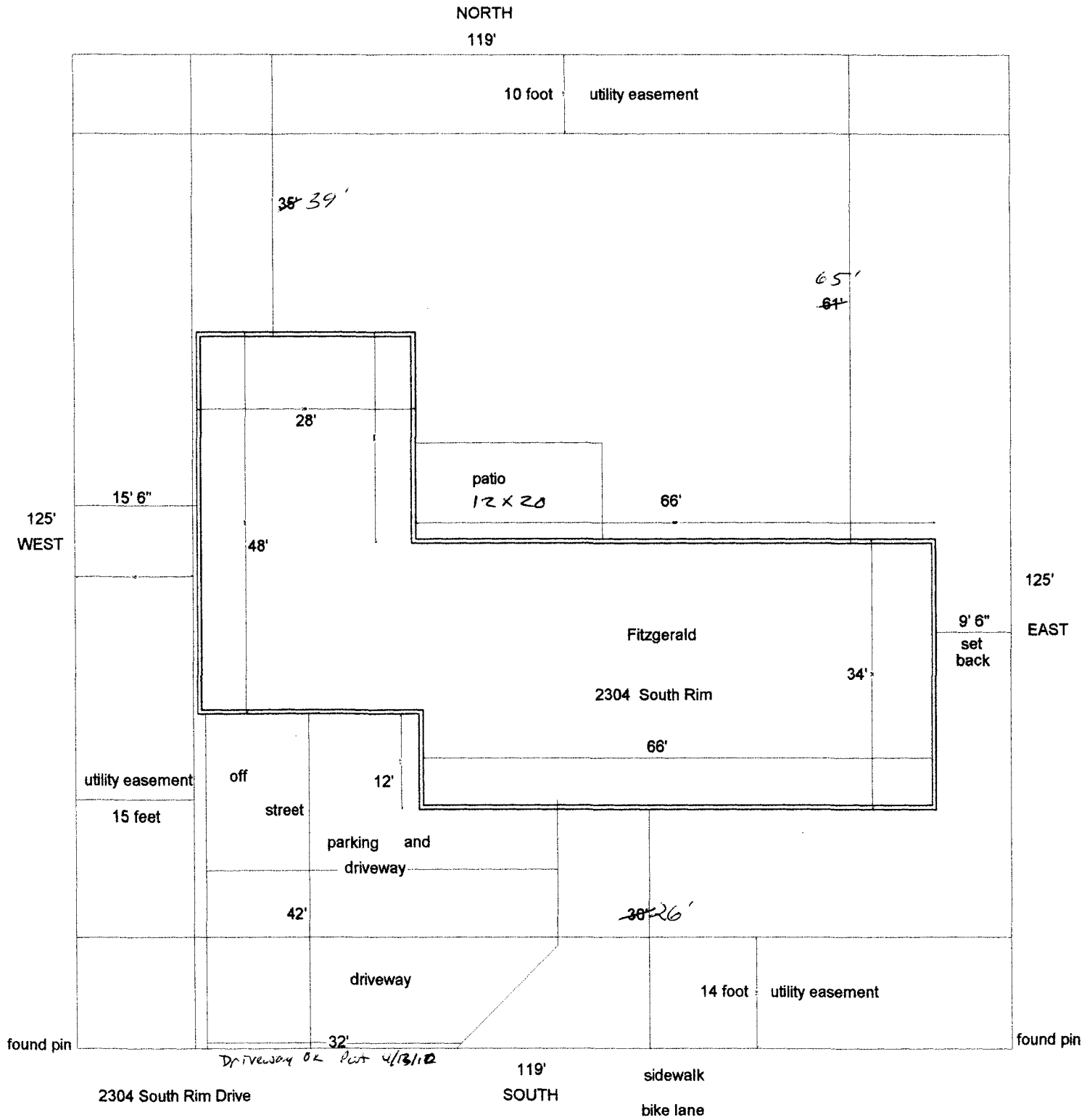
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Stephen J Fitzgerald Date 4/22/10
 Planning Approval JK Pat O'Connell Date 4/13/10

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>211452</u>
Utility Accounting <u>Pat O'Connell</u>	Date <u>4-22-10</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)



ACCEPTED *AL Fitzgerald* 4/13/10
 PLANNING DEPARTMENT
 CITY OF SEATTLE
 350 WEST ALASKA STREET, 4TH FLOOR
 SEATTLE, WA 98101

AL

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

BLDG PERMIT NO. _____

Revised 8-20-2010

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Parcel No. 2945-083-31-002

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Subdivision Heath

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City / State / Zip Grand Jet CO 81507

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SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>5</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>	
Voting District <u>A</u>	Driveway Location Approval <u>JK</u> (Engineer's Initials)	Special Conditions _____

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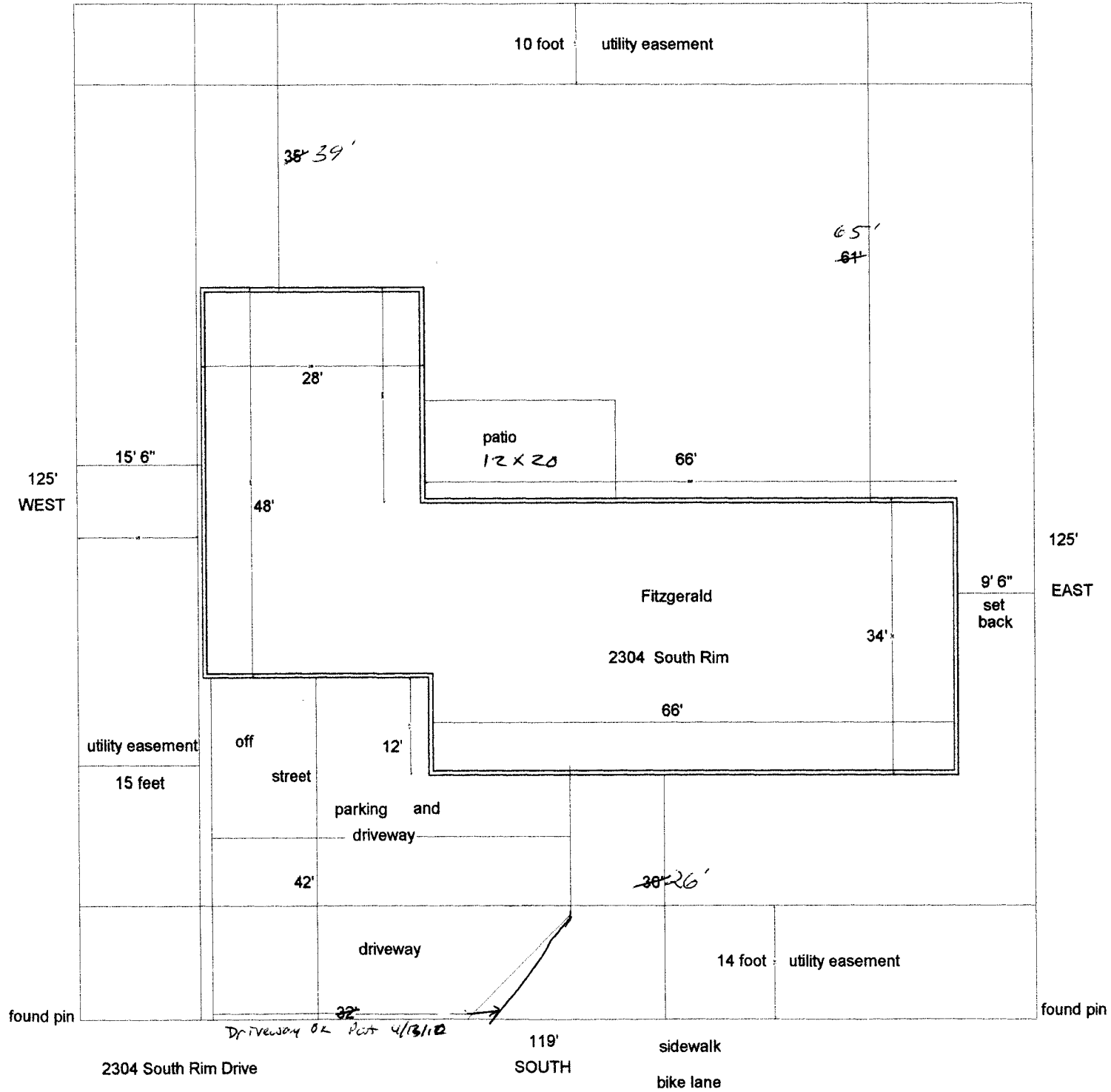
Applicant Signature Stephen J Fitzgerald Date 4/22/10

Planning Approval JK Pat O'Neil Date 4/13/10

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>21438</u>
Utility Accounting <u>Pat O'Neil</u>	Date <u>4-22-10</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)

NORTH
119'



Pat O'Leary 4/13/10

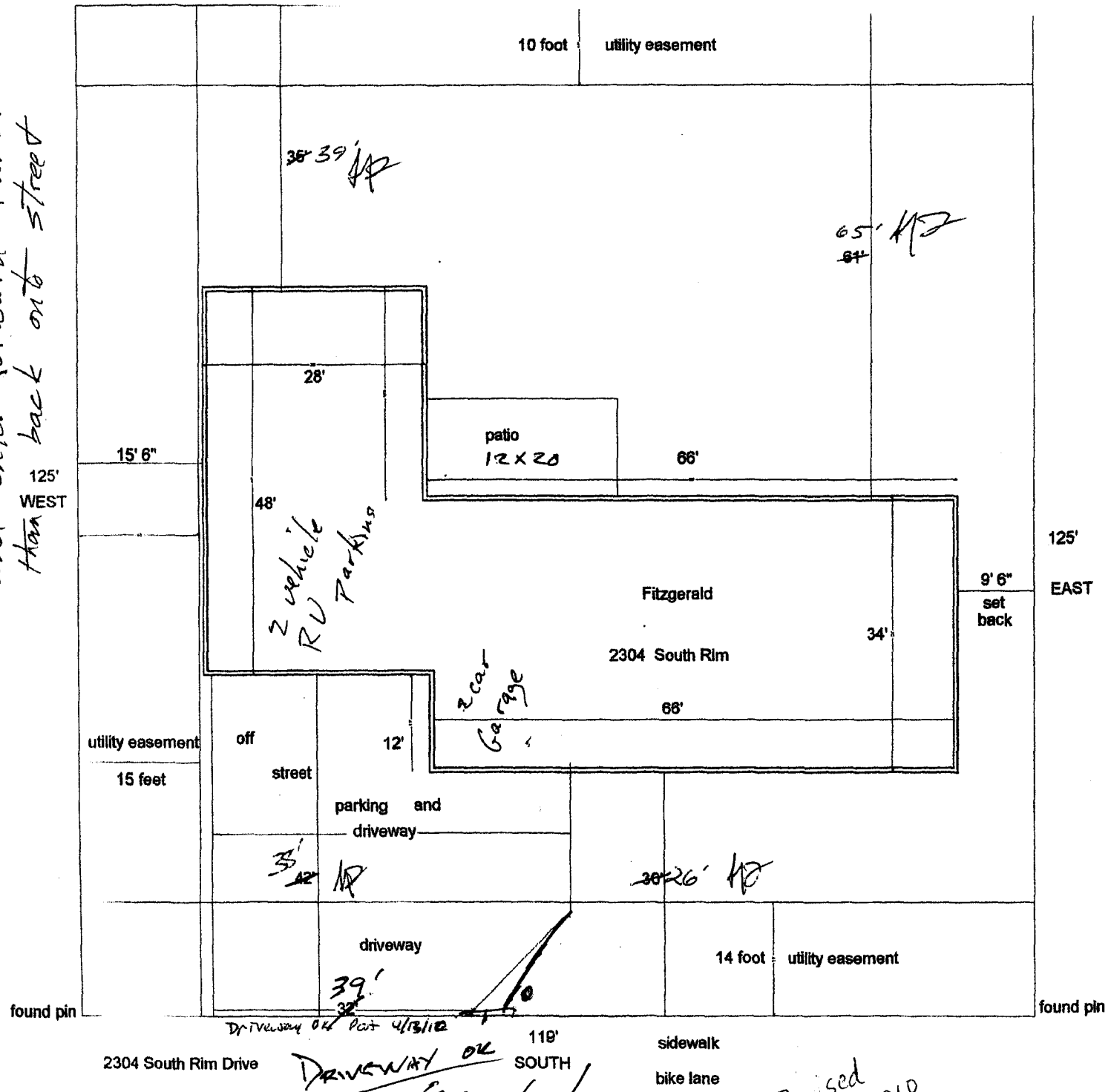
ACCEPTED
BY CHANGE OF RECORDS
DATE 4/13/10

KL

Bike lanes can save a million lives

Objective! - more off-street parking

- Ability to turn off the street and enter forward rather than back onto street



Pat 4/13/10

Revised 8-20-2010