

FEE \$	10.00
TCP \$	0
SIF \$	0

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 75997



EX

Your Bridge to a Better Community

34902-10449

BLDG ADDRESS 3708 N 15<sup>TH</sup> Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 336 #

TAX SCHEDULE NO. 2945-012-58-006 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Parmigan Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 4 BLK 2 LOT 6 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) OWNER Gretchen Weaver NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 3708 N 15<sup>TH</sup> Ct. USE OF EXISTING BUILDINGS Single Family Residence

(1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE ACCESSORY screen porch  
NOT ATTACHED TO house

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

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 RF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' 1/25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' 1/3' from PL, Rear 25' 1/5' from PL Access of 7' Parking Req'mt \_\_\_\_\_

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 28 ANNEX# \_\_\_\_\_

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: [Signature] Date 7-17-00

Department Approval: [Signature] Date 7-17-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	<input checked="" type="checkbox"/>	<u>NA</u>
		Date	<u>7-17-00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WEAVER RESIDENCE

MAIN HOUSE

DETACHED / FREE STANDING SCREEN PORCH

GARAGE DOOR

FENCE ↑  
TO FRONT

GRAVEL PARKING  
BEHIND FRONT GATE

SHED

*not attached*

STOOP

← ROOF SLOPE →

SCREEN EXISTING

PORCH OVER  
MONO SLAB

ROOF SLOPE

32' 8"

43'

18' 3"

SLAB TO REAR FENCE

REAR FENCE

side fence

side fence

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

3708 N 15th Ct