

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 90852



Building Address 108 ~~14011~~ ^{View} ~~DR~~ No. of Existing Bldgs None Proposed 1
 Parcel No. 2945-121-02-024 Sq. Ft. of Existing Bldgs _____ Proposed 2158
 Subdivision MANLY HEIGHTS Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot 60 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2158

OWNER INFORMATION:

Name NOEL GUERRIO
 Address 654 30RD
 City / State / Zip BJ CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DALE HILL
 Address 656 WELIAC CT
 City / State / Zip BJ 81504
 Telephone 242-7022

***TYPE OF HOME PROPOSED:**

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

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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
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	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>D</u>	Driveway Location Approval _____ (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 Hill Date 8-11-03
 Department Approval C. Jaye Gibson Date 8/12/03

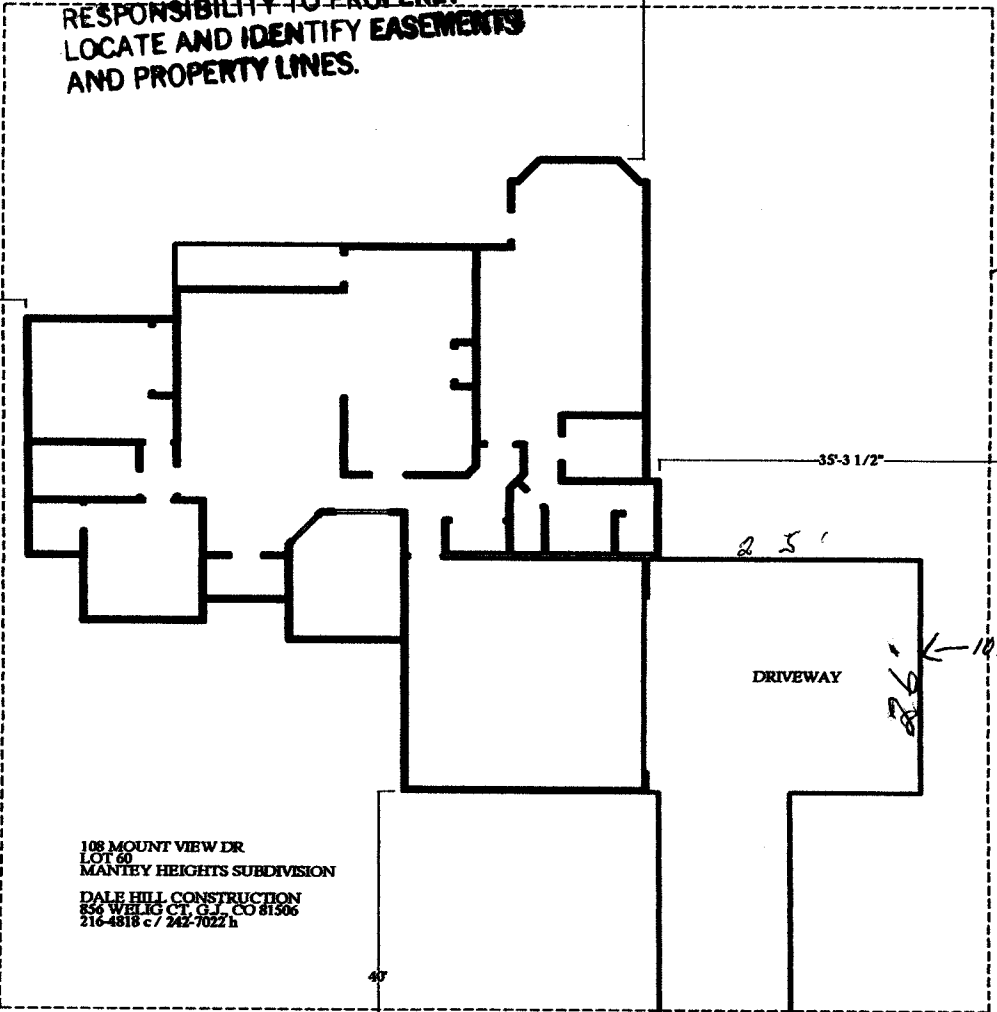
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>16428</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-12-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

100'

ACCEPTED *C. J. Wilson* 8/12/03
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.

38'-11 1/2"



SET BACKS

LOT LINES

136'-11 1/2"

35'-3 1/2"

136'-11"

25'

DRIVEWAY

14'

108 MOUNT VIEW DR
LOT 60
MANTEY HEIGHTS SUBDIVISION
DALE HILL CONSTRUCTION
254 WELIG CT. G.L. CO 81306
216-4818 c / 242-7022 h

SET BACKS
SIDE - 5'
FRONT - 20'
REAR - 25'

65'

100'

12'

23'

ole
uu
8/12/03