

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. _____

Building Address 1030 Hill Ave ②
 Parcel No. 2945 141-17-012
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 660 Sq. Ft. Proposed 315
 Sq. Ft. of Lot / Parcel 6250 sq'
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Peter WIKAH
 Address Box 2034
 City / State / Zip Grand Junction CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name " "
 Address _____
 City / State / Zip _____
 Telephone 970-256-7024

TYPE OF HOME PROPOSED:

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

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RMF-8</u>	Maximum coverage, of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

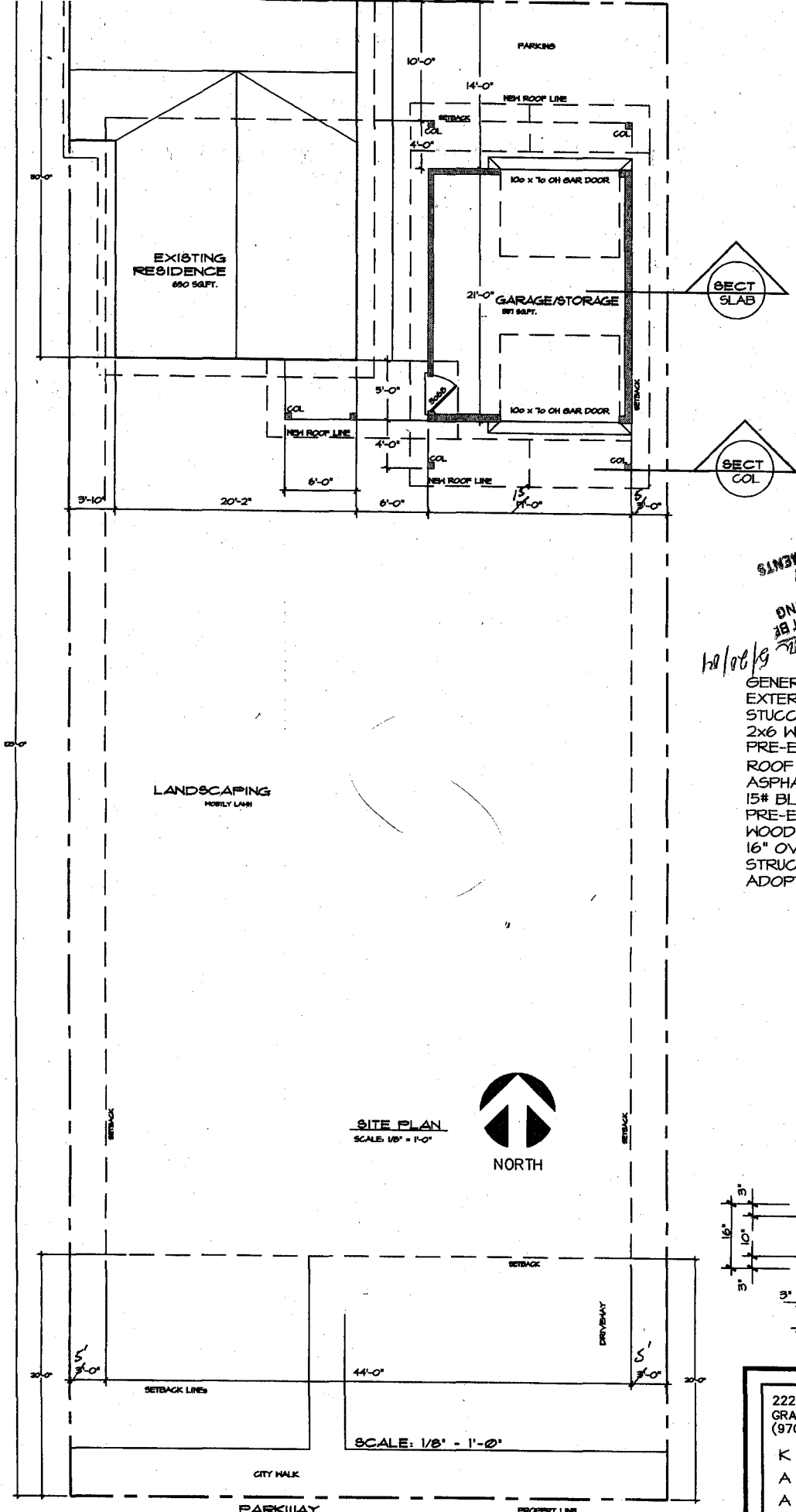
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Peter WIKAH Date 20 MAY 2004
 Department Approval Misha Magon Date 5/20/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Overholt</u>	Date <u>5/20/04</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)



PROPERTY LINES
 RE AND IDENTIFY EASEMENTS
 LIABILITY TO PROPERTY
 IN THE APPLICANT'S
 BY THE CITY PLANNING
 DEPT. OF SETBACKS MUST BE
 ADHERED TO

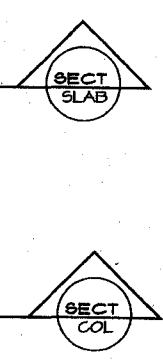
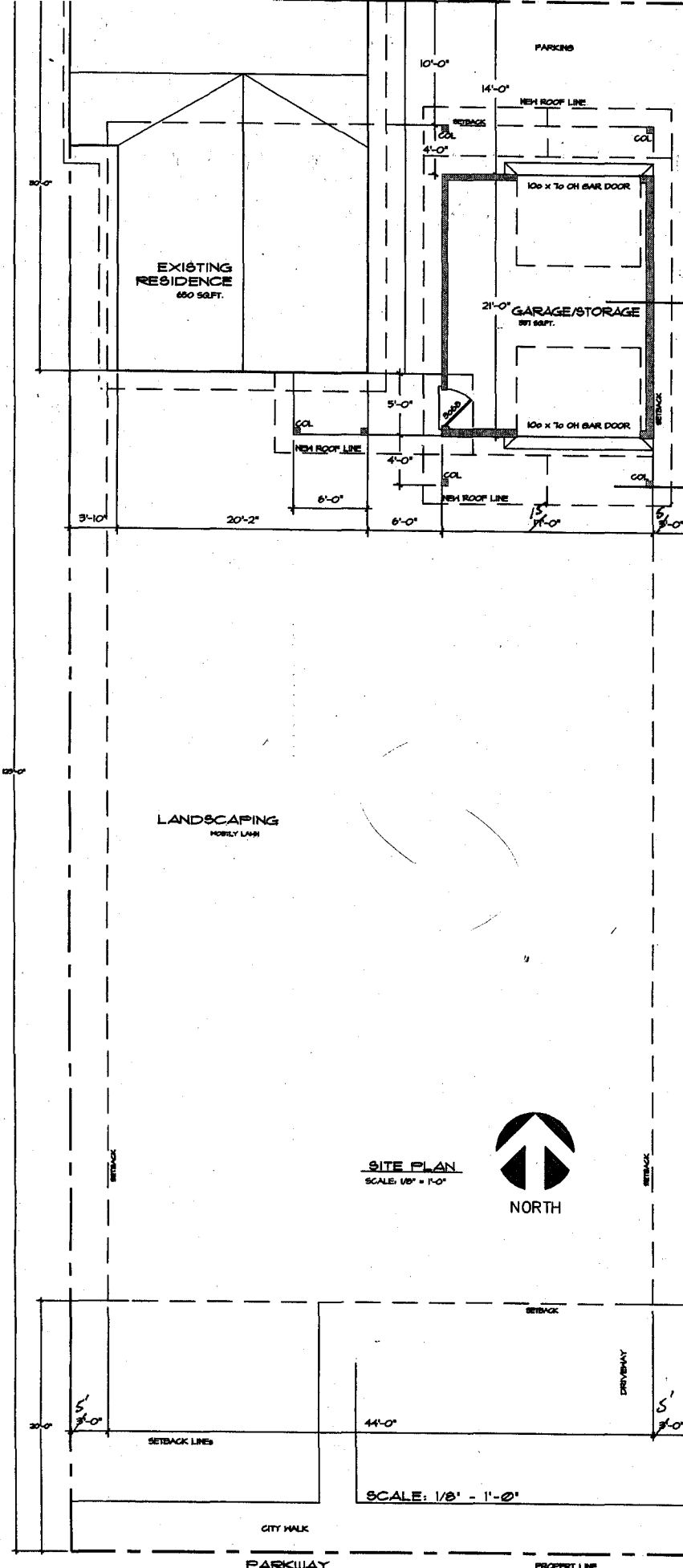
6/20/02
 GENERAL NOTES:
 EXTERIOR WALL SYSTEM
 STUCCO EXTERIOR OVER
 2x6 WOOD FRAMING, W/
 PRE-ENGINEERED HEAD
 ROOF SYSTEM:
 ASPHALTIC COMPOSITIC
 15# BLDG PAPER, ON 1/2"
 PRE-ENGINEERED ROOF
 WOOD FACIA & SOFFITS
 16" OVERHANG W/ GUTTE
 STRUCTURE TO COMPLY
 ADOPTED BUILDING & P

2224 N.1st STREET,
 GRAND JUNCTION COLORADO
 (970) 243-9248

**KRABACHER
 ASSOCIATES
 ARCHITECTS**

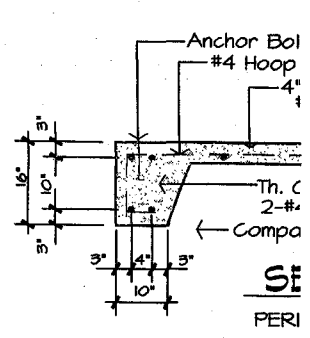
1157 OURAY AVENUE
 GRAND JUNCTION COLORADO
 (970) 243-3587

withplot.dwg 12/02/02
 DRN: CK 10/08/03
 RVSD:



PROPERTY LINES
 AND IDENTIFY EASEMENTS
 RESPONSIBILITY TO PROPERTY
 OWNER IS THE APPLICANT
 TO THE CITY PLANNING
 DEPARTMENT. SETBACKS MUST BE
 MAINTAINED.
 12/20/02

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