

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Building Address 1305 Juniper
 Parcel No. 2945-104-14-007
 Subdivision MONUMENT Heights Sub
 Filing 15,607 Block 5 Lot 4

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2968 Sq. Ft. Proposed 204'
 Sq. Ft. of Lot / Parcel 8,494ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2968

OWNER INFORMATION:

Name Clarence Wittmer
 Address 1305 Juniper
 City / State / Zip Grand Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name MARVIN L. WEAVER
 Address PO Box 40976
 City / State / Zip GRAND JUNCTION CO - 81504
 Telephone 970-245-2589-0526/0675

***TYPE OF HOME PROPOSED:**

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

NOTES: This is added Den size 12' wide
17 ft. Long

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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' 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 Marvin L. Weaver Date Aug 16 - 2004
 Department Approval [Signature] Date 8/18/04

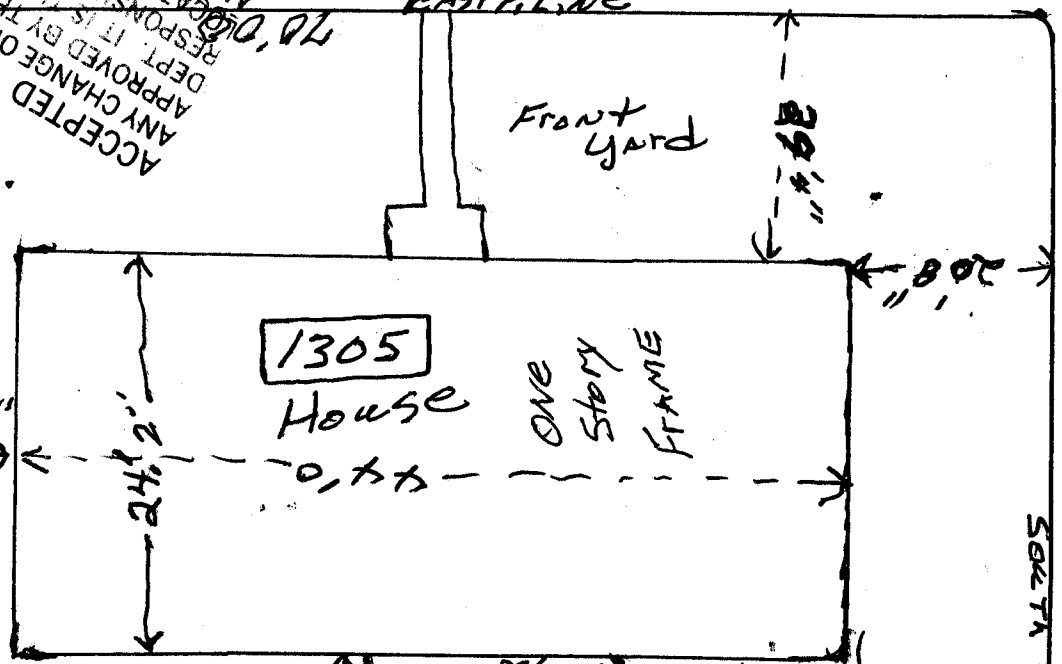
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/Q No. _____
Utility Accounting <u>[Signature]</u>	Date	<u>8/18/04</u>	

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)

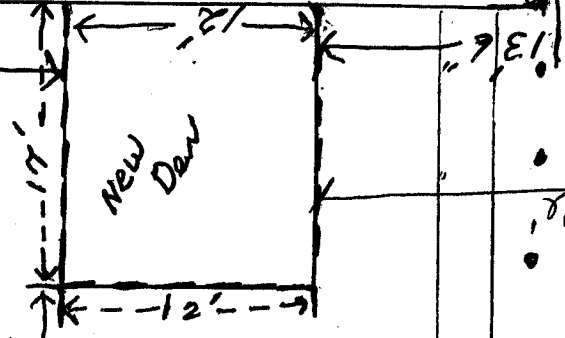
JUNIPER AVE

Sidewalk
East P. Line

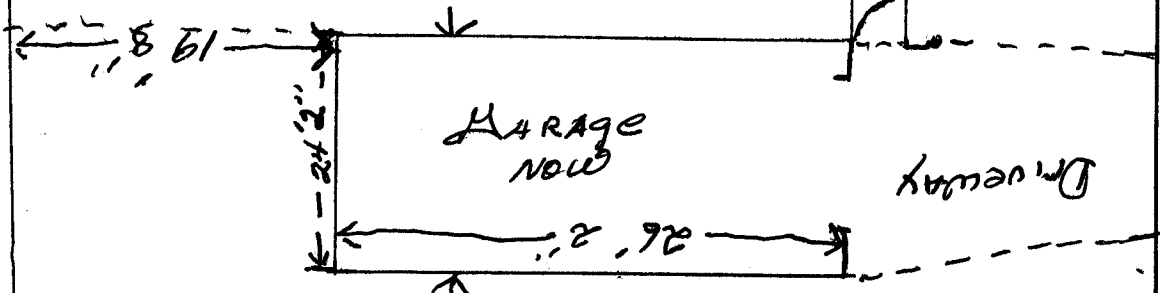
ACCEPTED *W. M. ...*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
CREATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



S-89-26" NB-P LINE



98.54' Sidewalk
South P. Line



West P. Line
78.00

FRANKLIN AVE