

FEE \$ <u>5.00</u>
TCP \$ <u>0</u>
SIF \$ <u>0</u>

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 118 Mount View SQ. FT. OF PROPOSED BLDGS/~~ADDITION~~ ^{Demo'd} 1,436

TAX SCHEDULE NO. 2945-121-02-009 SQ. FT. OF EXISTING BLDGS ^{After Demo} Existing House 4 levels = 2,900

SUBDIVISION Mantey Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 4,336
 (Before Demo)

FILING _____ BLK _____ LOT 57 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction Before Demo

(1) OWNER Peter + Joyce Mueller NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction After Demo

(1) ADDRESS 118 Mount View USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 241-1915 DESCRIPTION OF WORK & INTENDED USE Demo Permit
Demo of Detach shed + Attached Carport roof Only.

(2) APPLICANT Faith Construction, Inc. TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) Demo Project.

(2) ADDRESS 465 1/2 Mesa Lakes St.
Clifton, Co. 81520

(2) TELEPHONE 234-1015

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-5 Maximum coverage of lot by structures 60%

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

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions demo only

CENSUS _____ TRAFFIC _____ 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 Paul Howard Faith Construction Date 4/13/04

Department Approval Gayle Henderson Date 4-13-04

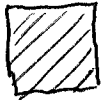
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kate Eskew</u>	Date	<u>4/13/04</u>

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)

Peter + Joyce Mueller Residence
118 Mount View Dr.
Grand Junction Co. 8150

E



= Areas to be Demo'd + Removed.

Total Sq. Ft = 1,436

4-13-04
ACCEPTED *Gayleen Handerson*
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.

