

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

12417-7725

Building Address 118 Mount View Drive No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-121-02-009 Sq. Ft. of Existing Bldgs 2926.99 Sq. Ft. Proposed 3506.99

Subdivision _____ Sq. Ft. of Lot / Parcel .412

Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Peter & Joyce Mueller

Address 118 Mount View Drive

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 _____

Address _____

City / State / Zip _____

Telephone _____

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

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 RMF5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____

Side 5' from PL Rear 25' from PL Parking Requirement 2

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 Peter Mueller Date 12/08/04

Department Approval B Paulson Date 12/8/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Interior remodel</u>
Utility Accounting <u>O'Connell</u>	Date <u>12/8/04</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)

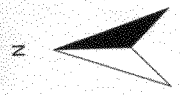
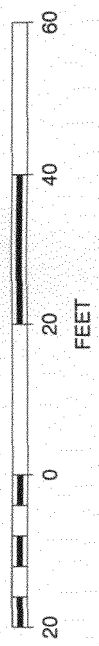


MOUNT VIEW DR

ACCEPTED *12/8/04 B. Paulson*

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.

SCALE 1 : 303



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/ ~~REVISION~~ ^{Demo'd} 1,436

TAX SCHEDULE NO. 2945-121-02-009 SQ. FT. OF EXISTING BLDGS ^{After Demo} Existing House 4 levels = 2,9

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 Dem

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

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

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

(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 _____ ANN# _____

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Applicant Signature Paul N 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. _____
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Peter + Joyce Mueller Residence
118 Mount View Dr.
Grand Junction Co. 8150

E

 = Areas to be Demolished + Removed.
Total Sq. Ft = 1,436

4-13-04
ACCEPTED Dayleen Henderson
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.

