

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 3024 MOHAWK AVE
 Parcel No. 2943-162-91-003
 Subdivision PRARIE VIEW
 Filing _____ Block 1 Lot 3

No. of Existing Bldgs C No. Proposed 1
 Sq. Ft. of Existing Bldgs C Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name TAMMIE MARTIN
 Address 1945 J. 2 RD
 City / State / Zip FRUITA, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name LEITER CONST, INC
 Address 355 25 1/4 RD
 City / State / Zip GRAND JCT, CO 81503
 Telephone 261-0488

***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 RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 30' 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 Fencing installed by lot owners across Grand Jun. D.D. Ingress/Egress ease will require a 10' min gate that can be Accessed by GPSD.
 Voting District C Driveway Location Approval LM (Engineer's Initials)

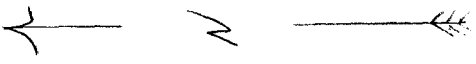
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Keith Leiter Date 3-3-06
 Department Approval NA / Ishi Inagiri Date 3/9/06

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 18900
 Utility Accounting W Bunsley Date 3/10/06

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)

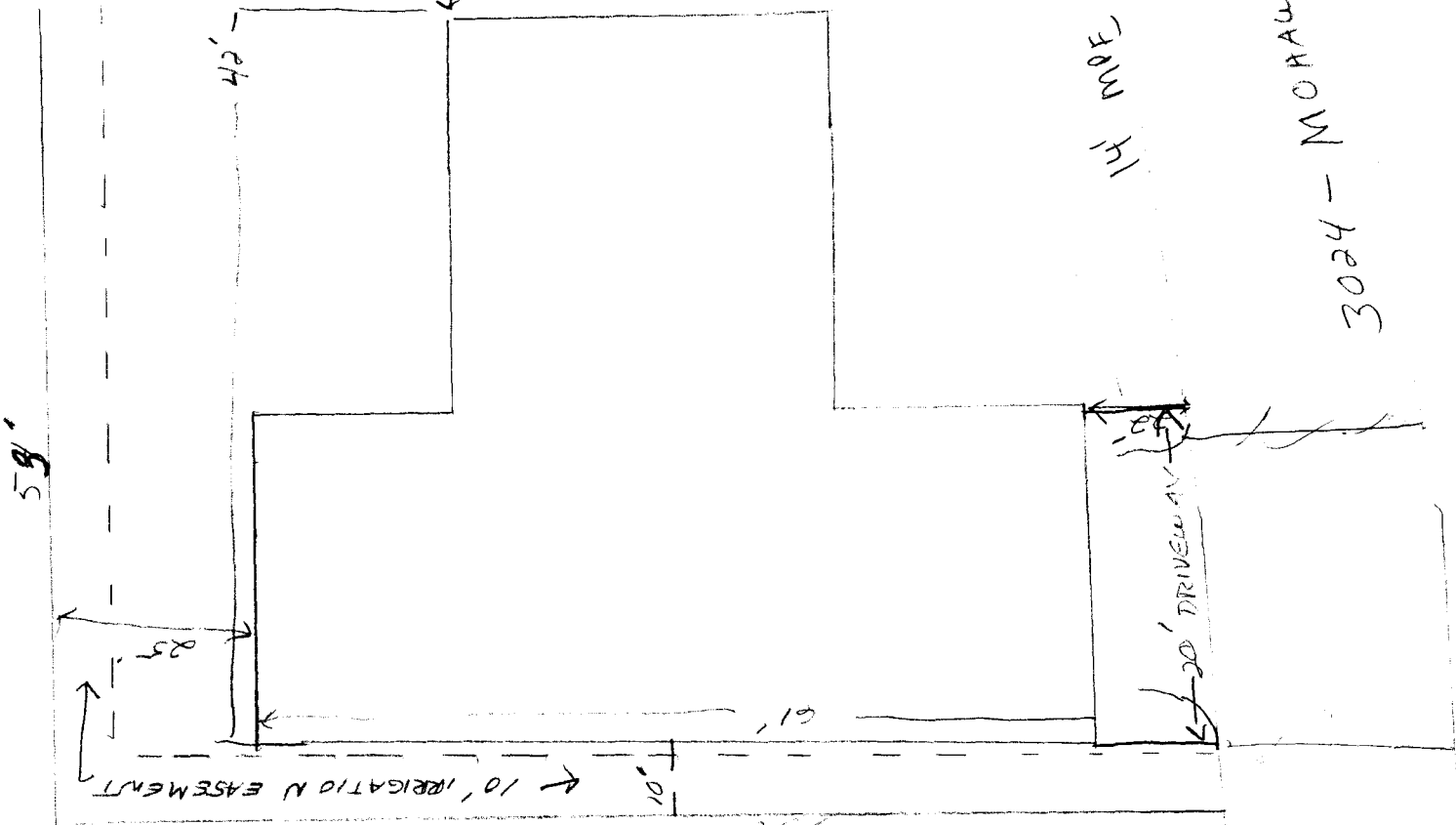


ACCEPTED NPL/1/18/14
 3/9/14
 AND PROPERTY LINES
 EASEMENTS
 TO PROPERTY
 ACCOUNTS
 CITY PLANNING
 SETBACKS MUST BE

3/9/14

3/6/16
 Director

88.88"
 5.6"

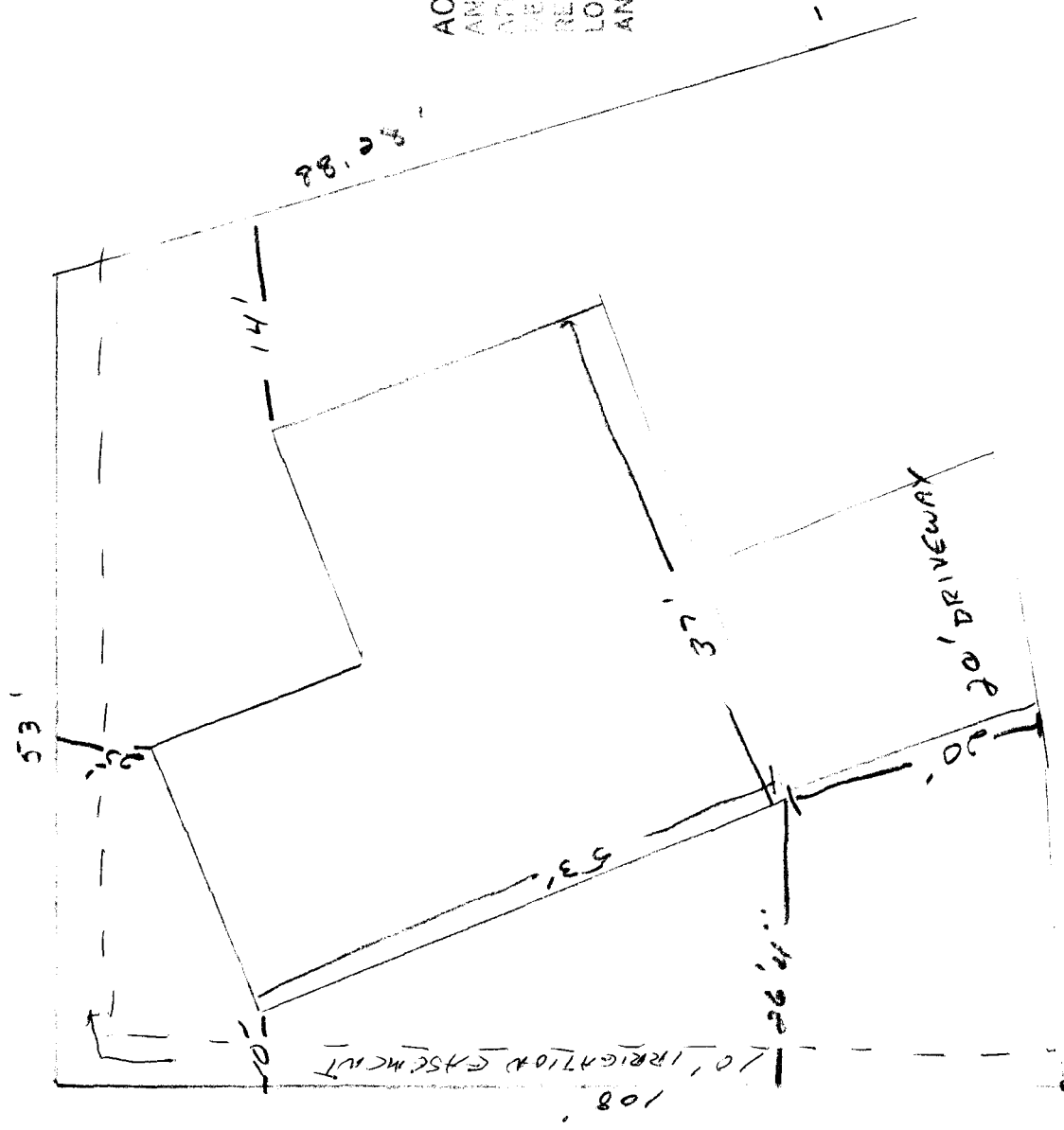


3024 - MORAWIK AVE

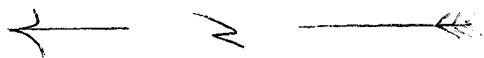
near Mohawk

04/3/2010
C. J. and Hall

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IN WRITING. THE CLIENTS
RESPONSIBLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES



3024 MOHAWK AVE



ACCEPTED NPL/1/18/10
 APPLICANTS TO PROPERTY
 CITY PLANNING
 OF SETBACKS MUST BE
 AND PROPERTY LINES.

3/9/04

3/6/06
 Drive

82.88'

