

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 309 MOUNTAIN VIEW ST No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-244-00-157 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 960
 Subdivision N/A Sq. Ft. of Lot / Parcel 8755.56
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name FREDERICK JONES
 Address 3831 N. 12th ST
 City / State / Zip GRAND JCT, CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): MOVING EXISTING HOUSE

APPLICANT INFORMATION:

Name SAME AS ABOVE
 Address _____
 City / State / Zip _____
 Telephone 970-242-5702
208-3009

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): MOVING EXISTING STICK BUILT

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>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>UC</u> (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 [Signature] Date 2-13-06
 Department Approval [Signature] Date 2-14-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>PL</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/14/06</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)

32.5'

Set
ACCEPTED *C. Joyce Hall* 2-14-06

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANTS MUST BE ABLE TO PROBABLY LOCATE ALL EXISTING SETBACKS AND PROPERTY LINES.

~~47'~~
47'

no garage

HOUSE

40'

29'

29.5'

9'

DRIVEWAY

24'

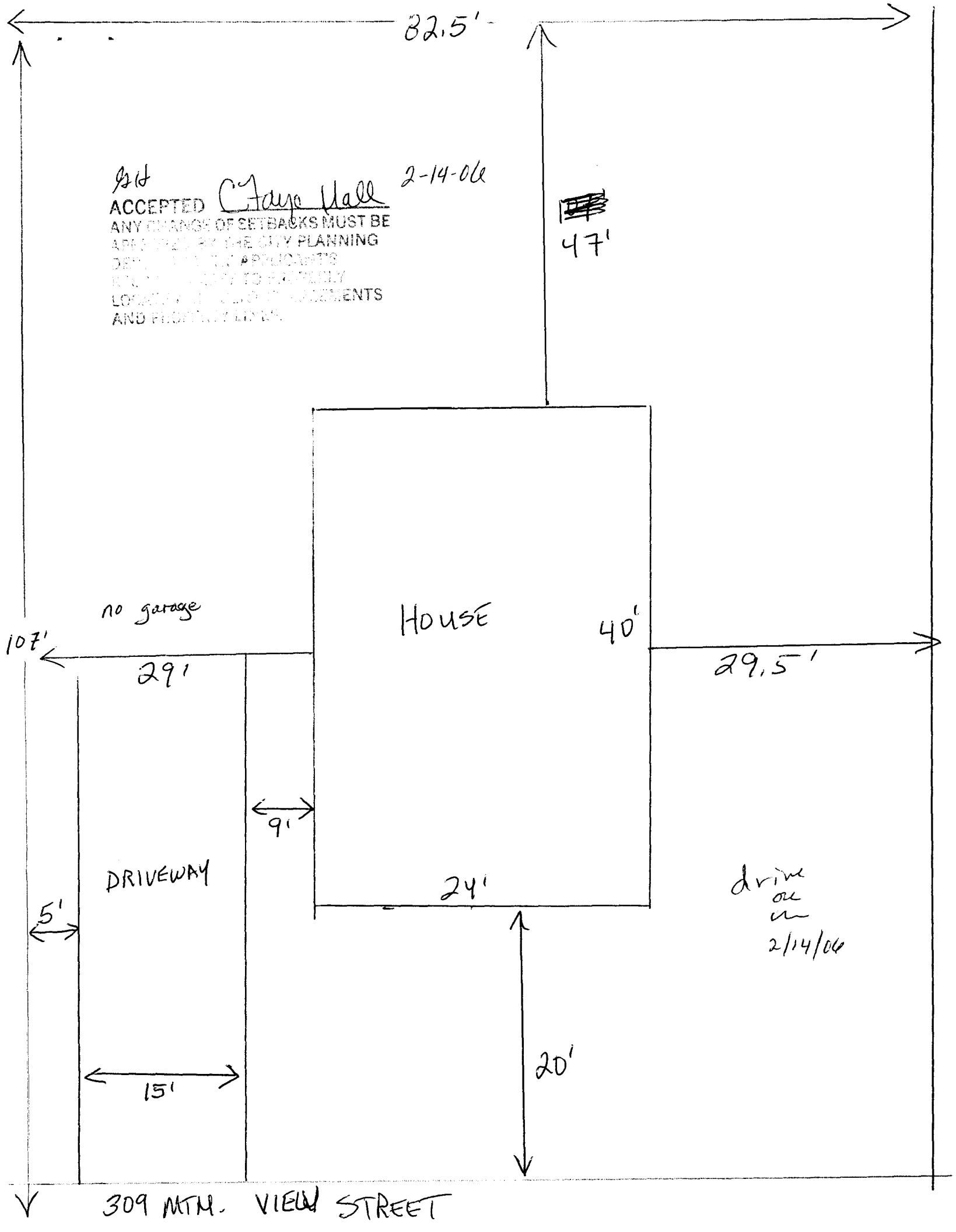
drive
on
in
2/14/06

5'

20'

15'

309 MTM. VIEW STREET



32.5'

Set Revised on 3/30/06
by Yliska Mayan
ACCEPTED C. Taysa Hall 2-14-06

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO FULLY COMPLY WITH ALL CITY ORDINANCES AND REGULATIONS.

~~44'10"~~
44'10"

no garage

HOUSE

40'

~~29'11"~~
29'11"

~~29'4"~~
29'4"

9'

DRIVEWAY

24'

drive on
2/14/06

5'

~~22'2"~~
22'2"

15'

309 MTM. VIEW STREET