

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

4006-0

Building Address 1705 Juniper SL
 Parcel No. 2945-104-10-008
 Subdivision Westlake Park Annex #2
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1139 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 8136
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1139
 Height of Proposed Structure 12

OWNER INFORMATION:

Name Jon Steeter
 Address 1705 Juniper SL
 City / State / Grand Jct CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Jon Steeter
 Address 1705 Juniper SL
 City / State / Grand Jct CO
 Telephone 970-243-2165

***TYPE OF HOME PROPOSED:**

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

NOTES: Final Print - no changes

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 PLANNING STAFF			
ZONE <u>R-5</u>	Maximum coverage of lot by structures <u>6070</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) _____	Parking Requirement _____		
Voting District _____	Special Conditions _____		
Driveway Location Approval _____	(Engineer's Initials) _____		

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 _____
 Planning Approval Pat Deenlap Date 5/10/10

DATE
 MAY 10 2010
 RB

Additional water and/or sewer tap fee(s) are required: YES NO <u>X</u> W/O No. <u>no sewer / water</u>
Utility Accounting <u>[Signature]</u> Date <u>5/10/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

72 FT

3 FT to 1/4 inch

Garden

Fence

Plant

Green

Flower

Green House

Shed

ACCEPTED *Ref Denial 5/10*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

Side

Garden

Back

Side

Fence

113 FT

Patio

Garden Walk

Garden

16 FT

Corridor

House

Side

Mesa Ave
West

Landscape

Walk

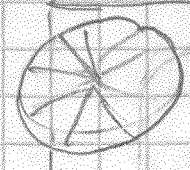
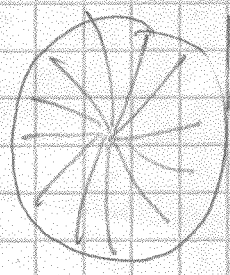
36' 8" Drive

1705 Juniper St

walkway

Stair

SFL



Landscape

Pool

Pool

Front

30' 2"

Juniper Street