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

BLDG PERMIT NO. 81640



Your Bridge to a Better Community

Handwritten signature

BLDG ADDRESS 2210 N. 17TH CIRCLE SQ. FT. OF PROPOSED BLDGS/ADDITION 266
 TAX SCHEDULE NO. 2945-122-14-003 SQ. FT. OF EXISTING BLDGS 1617
 SUBDIVISION GREENWOOD ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 1883
 FILING _____ BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER COLBY C HUGHES USE OF EXISTING BUILDINGS RESIDENTIAL
 (1) ADDRESS 2210 N. 17TH CIRCLE DESCRIPTION OF WORK & INTENDED USE EXTEND GARAGE TO
(2) CAR RELOCATE
ELECTRIC METER
 (1) TELEPHONE (970) 257-9738 TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____
 (2) APPLICANT COLBY C HUGHES
 (2) ADDRESS 2210 N 17TH CIRCLE
 (2) TELEPHONE (970) 257-9783

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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt _____
 Maximum Height 35 Special Conditions _____
 CENSUS 6 TRAFFIC 28 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 Colby C Hughes Date Sept 20, 01
 Department Approval Pat Bushman Date 9-20-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>VM Case</u>		Date <u>9/20/01</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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:



1. An outline of the PROPERTY LINES with dimensions.
2. An outline of the PROPOSED STRUCTURE with its dimensions.
3. The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
4. EASEMENTS or RIGHTS OF WAY on the property.
5. All other STRUCTURE on the property.
6. All STREETS and ALLEYS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS.
8. An arrow pointing North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.

