

FEE \$	10.00
TCP \$	
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. None



Your Bridge to a Better Community

11293-7011
 BLDG ADDRESS 2141 N. 17 Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 64 ft.
 TAX SCHEDULE NO. 2945-122-13-007 SQ. FT. OF EXISTING BLDGS 1600 sq. ft.
 SUBDIVISION Greenwood Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1664
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 4 this Construction
 (1) OWNER Robert Manzanarez
 (1) ADDRESS 2141 N. 17 Circle
 (1) TELEPHONE 970-243-0893
 (2) APPLICANT Denise Manzanarez
 (2) ADDRESS Same as above
 (2) TELEPHONE " " "
 USE OF EXISTING BUILDINGS residence
 DESCRIPTION OF WORK & INTENDED USE shed
 TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 KMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 35 Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

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).

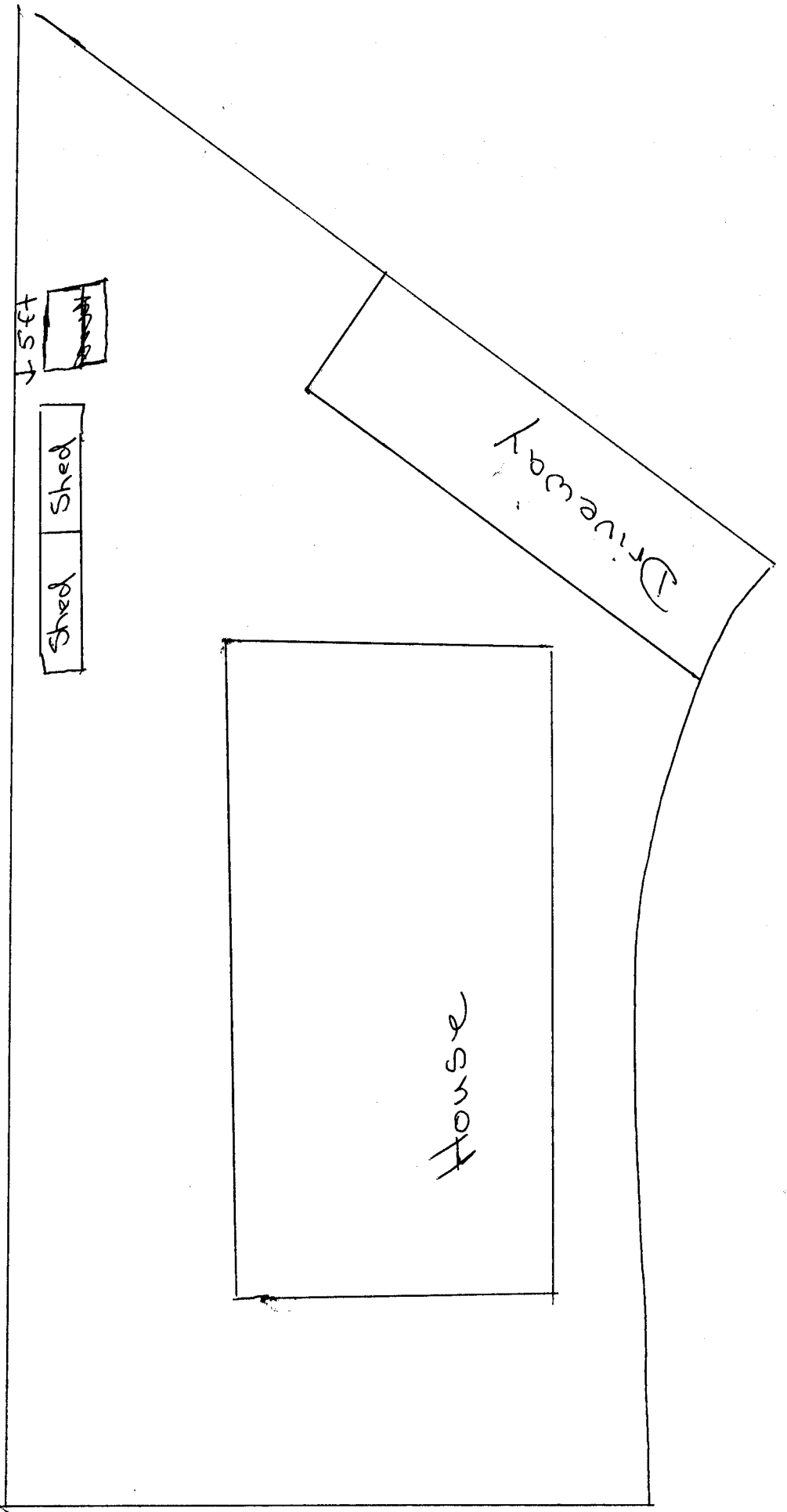
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Denise Manzanarez Date 2-5-03
 Department Approval Ulrich Hagon Date 2/5/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>Dotie Kanover</u>		<u>Shed</u>
		Date	<u>2-5-03</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)



ACCEPTED *Missie Dagan 2/5/03*

REPRESENTATIVE OF THE LANDOWNER
SCALE AND IDENTIFY DISTANCES
AND PROPERTY LINES