

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____



68101-7008
 Building Address 2201 N 17th Circle
 Parcel No. 2945-122-13-010
Sec 12 IS TW
 Subdivision GREENWOOD ESTATES
 Filing _____ Block 1 Lot 10

No. of Existing Bldgs 2 Proposed 1
 Sq. Ft. of Existing Bldgs 1484 Proposed 192
 Sq. Ft. of Lot / Parcel 6,048
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name William L. Watts
 Address 2201 N 17th Circle
 City / State / Zip Grand Junction, Colo
81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name William L. Watts
 Address 2201 N 17th Circle
 City / State / Zip Grand Junction, Colo 81501
 Telephone 970-243-4703

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Storage SHED

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>7070</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (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 William L. Watts Date 3-3-2004
 Department Approval C. Fay Hall Date 3/3/04

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>Shed only</u>
Utility Accounting <u>D. Parover</u>	Date <u>3-3-04</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)

WJ WTL 1 N

side walk

23'-H

53'

7'-6" ← 28'

House

12'

COVERED PORCH ROOF ONLY 15' 10'

15'

13'

84.16'

Storage Shed

192 S.F.

16'

35'

LOT = 10
Block 1 GREENWOOD Estates
2201 N 17th Circle
GRAND Junction
mesa County, Colo.

ACCEPTED 3/3/04
Clay Hall
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

10'

Utility Easement 10'

UNDER GROUND Electrical Service

72.28'