

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2206 Ella Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 840

TAX SCHEDULE NO. 2945-101-11-001 SQ. FT. OF EXISTING BLDGS 1780

SUBDIVISION First Fruitridge TOTAL SQ. FT. OF EXISTING & PROPOSED 2620

FILING First BLK _____ LOT 1 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER Ronald E. Potts NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 2206 Ella Ct. USE OF EXISTING BUILDINGS Home

(1) TELEPHONE (970) 242-2842 DESCRIPTION OF WORK & INTENDED USE shop

(2) APPLICANT _____ TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20'25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 7'3' from PL, Rear 25'5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Ronald E. Potts Date 05-19-04

Department Approval Haylen Henderson Date 5-19-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Bob Overholt</u>		Date <u>5/19/04</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)

Lot 98.4

Fence

Lawn

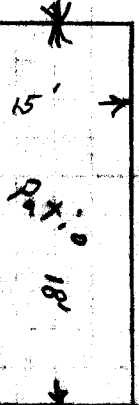
Fence

7.14

Lawn

Lawn

Holes



70'

Fence

Lot 112

5-19-04 Angela Henderson
 ACCEPTED
 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.

10.9'

10.1'

New Shop

Fence

26' 10"

12'

Approved

Driveway

25'

Fence

21' 4"

Lawn

51'

Fence

Fence Lot 98.4

22-141 50 SHEETS
 22-142 100 SHEETS
 22-144 200 SHEETS



Lot 112