

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. A

35019-2198

Building Address 460 N 17th St.

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_

Parcel No. 2945-132-17-002

Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 240

Subdivision SLOCOMB'S ADDITION

Sq. Ft. of Lot / Parcel 9000

Filing \_\_\_\_\_ Block 3 Lot 1-3

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Height of Proposed Structure \_\_\_\_\_

Name JAMES R Leiding

**DESCRIPTION OF WORK & INTENDED USE:**

Address 460 N 17th St

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

City/State/Zip GRAND JUNCTION CO 81501

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name James R Leiding

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

Address 460 N 17th St

City/State/Zip GRAND JUNCTION CO 81501

NOTES: this is a 12x20 Storage Shed

Telephone 970-263-8051

**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'/25' from property line (PL)

Permanent Foundation Required: YES  NO

Side 5'/3' from PL Rear 10'/5' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

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 James R Leiding Date 1-24-05

Department Approval Gayleen Henderson Date 1-24-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Storage Shed</u>
Utility Accounting <u>Ø</u>	Date <u>1/24/05</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)

20' Front  
 5' Side  
 10' Rear

☒ = VEHICLE PARKING

To: Scott Shille # 90086

# IMPROVEMENT LOCATION CERTIFICATE

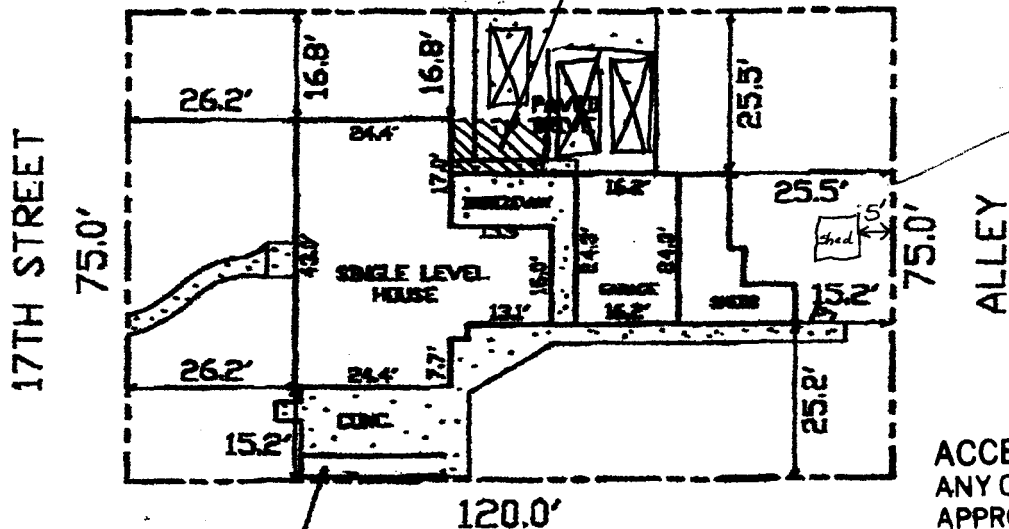
460 N. 17TH STREET, GRAND JUNCTION, CO 81501

LOTS 1, 2 AND 3 IN BLOCK 3 OF SLOCOMB'S ADDITION TO THE CITY OF GRAND JUNCTION  
 MESA COUNTY, COLORADO

1-24-05  
 ACCEPTED *Gayleen Henderson*  
 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.

120'  
 DURAY AVENUE

NEW ADDITION AREA  
 13'x10'

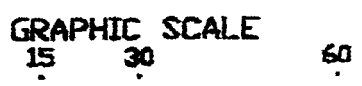


1-24-05  
 12'x20'  
 Storage shed

SHED IS 0.7' NORTH AND 27.2' EAST OF PROPERTY LINES.

ACCEPTED *Ronnie APT*  
 ANY CHANGE OF SETBACKS APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NEIGHBOR'S LOT



NOTE: TITLE INFORMATION FURNISHED BY: