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

BLDG PERMIT NO. _____

74933-27030

Building Address 656 Ignacio St
 Parcel No. 2945-032-66-001
 Subdivision Westwood Ranch sub.
 Filing 1 Block 4 Lot 1

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1300 Sq. Ft. Proposed 338
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1638
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Dennis K. Wilkinson
 Address 656 Ignacio
 City / State / Zip G.I. Colo

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 242-1503

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Garage

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 PD
 Accessory
 SETBACKS: Front _____ from property line (PL)
 Side 3' on Rear half of parcel from PL Rear 10' from PL
 Maximum Height of Structure(s) _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES NO _____
 Parking Requirement 2
 Special Conditions _____

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 Dennis K. Wilkinson Date 9-21-05
 Department Approval Gayleen Henderson Date 9-21-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO WTR/SWR Charge
 Utility Accounting te Date 9/21/05

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)

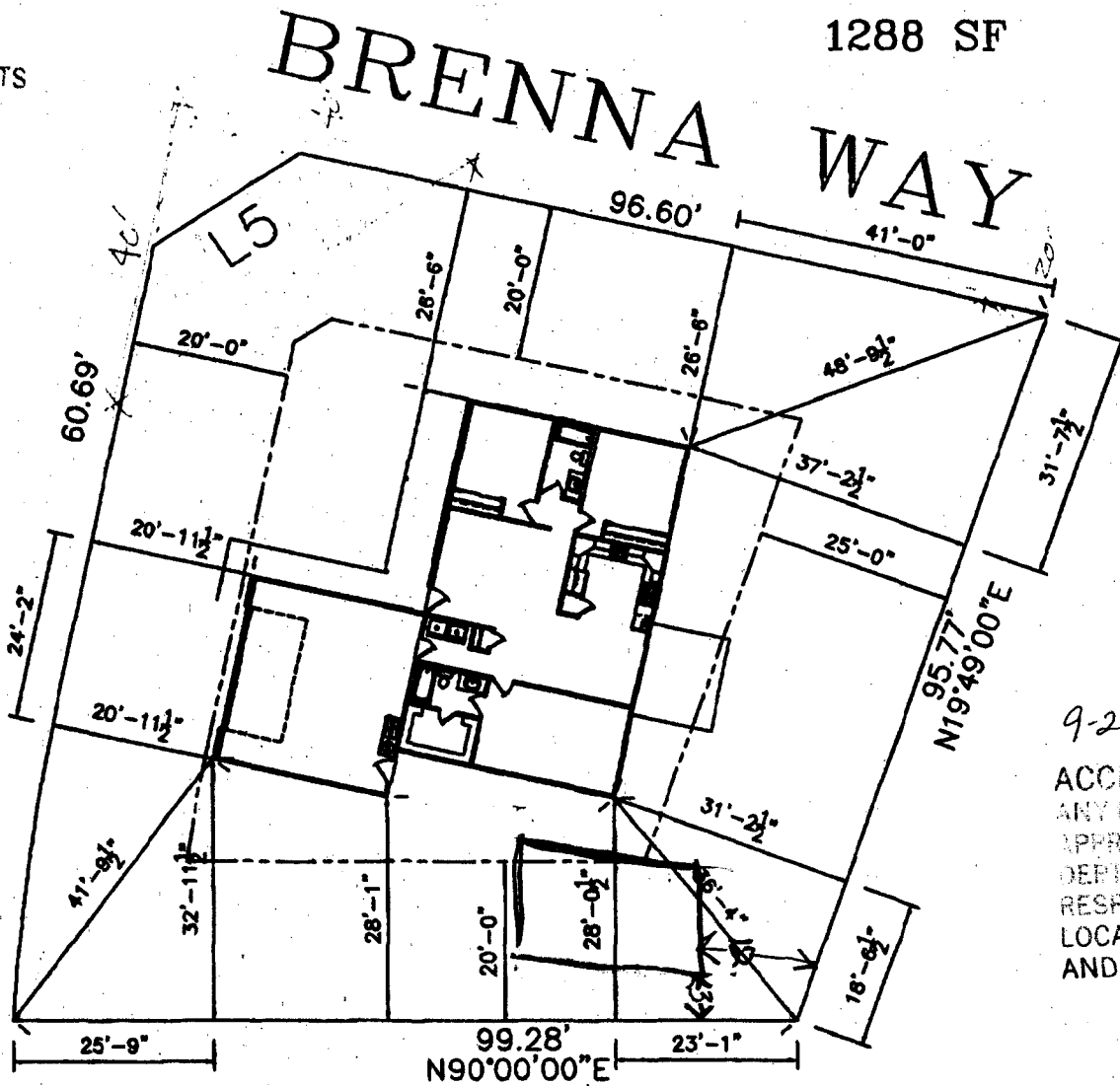
IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DEEDS AND EASEMENTS PRIOR TO CONSTRUCTION.

WESTWOOD RANCH SUBDIVISION FILING NO. ONE

LOT 1 - BLOCK 4
1288 SF

ACCEPTED *Ronnie* 3/12/99
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.

IGNACIO



9-21-05 *Gayle Anderson*

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.

NOTE
ALL DIMENSIONS ARE APPROXIMATE
DIMENSIONS MAY CHANGE AT BUILDERS DISCRETION

Ronnie
Paul Davis
3-11-99