

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

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

BLDG PERMIT NO. _____

74933-27030

Building Address 656 Ignacio Street
 Parcel No. 2945-032-66-007
 Subdivision Westwood Ranch
 Filing 1 Block 4 Lot 1

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1612 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 11,000.9
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DENNIS K. WILKINSON
 Address 656 Ignacio Street
 City / State / Zip Grand Jct., CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): Sun Room w/2 side patios
all covered -

APPLICANT INFORMATION:

Name DENNIS K. WILKINSON
 Address 656 Ignacio Street
 City / State / Zip Grand Jct., CO 81505
 Telephone 970-242-1503

***TYPE OF HOME PROPOSED:**

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

NOTES NO WTR/SWR Change - NO Bathroom

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	<u>Must be 25' from rear property line</u>
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 Denny A. Wilkinson Date 6-28-2007
 Department Approval Gayleen Henderson Date 6-28-07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O N <u>NO WTR/SWR Change</u>
Utility Accounting	Date <u>6/28/07</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)

2945-032-66-001

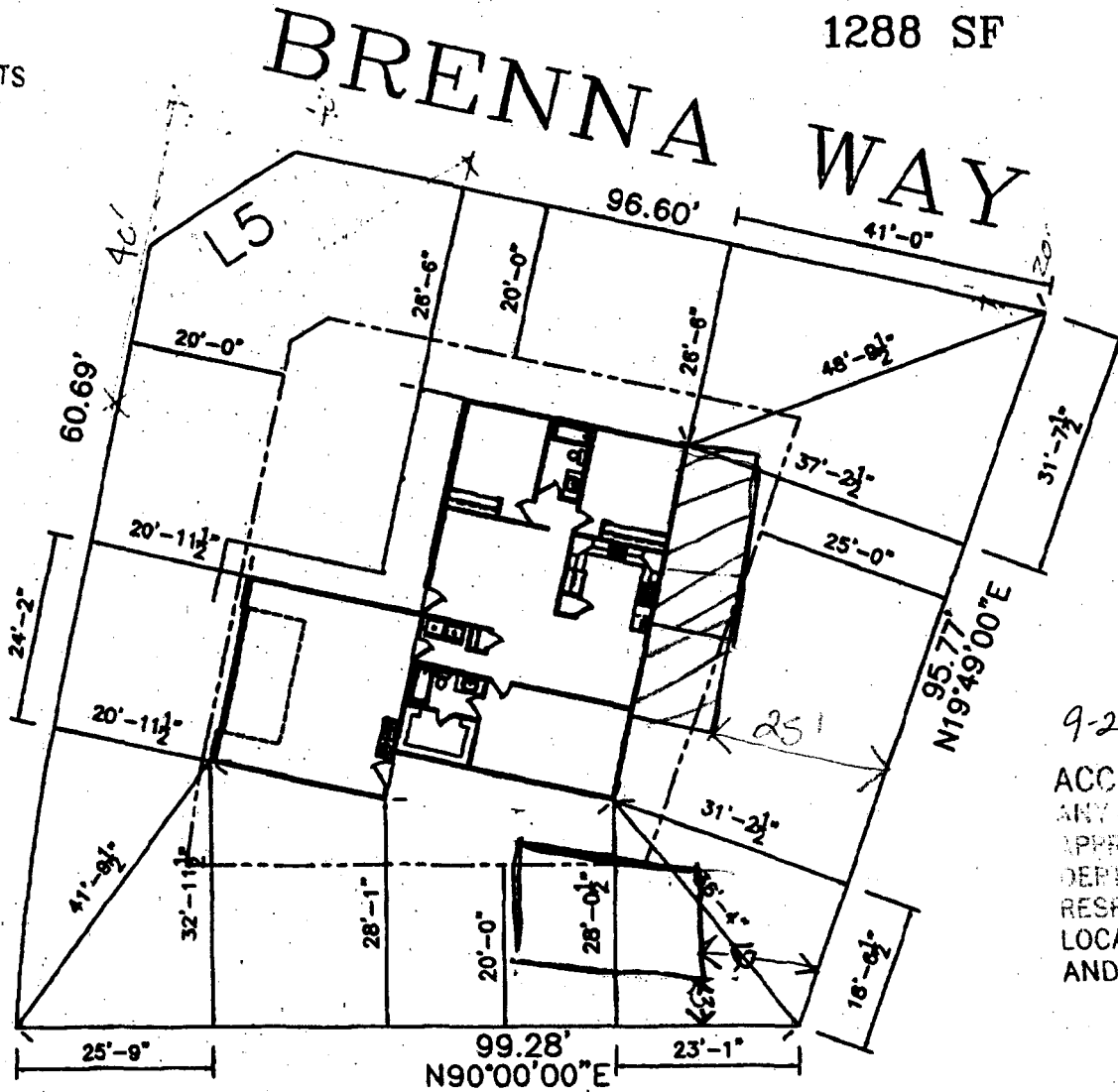
WESTWOOD RANCH SUBDIVISION FILING NO. ONE

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.

LOT 1 - BLOCK 4
1288 SF

2/29/07

IGNACIO



9-21-05 *Gayle 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.

Ronnie OK
Trust Ronnie
3-11-99

NOTE
ALL DIMENSIONS ARE APPROXIMATE
DIMENSIONS MAY CHANGE AT BUILDERS DISCRETION

City of Grand Junction GIS Zoning Map

CE 2/21/07

ANY CHANGE OF ZONING MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY

