

FEE \$	1000
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 71357

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

(LH)

BLDG ADDRESS 2425 N 1st TAX SCHEDULE NO. 2945-101-00-007  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480  
 FILING BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1050  
 (1) OWNER RUTH GORANLEY NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2433 N 1st  
 (1) TELEPHONE 970-242-6576 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT RUTH GORANLEY USE OF EXISTING BLDGS RESIDENCE & GARAGE  
 (2) ADDRESS 2433 N 1st DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 970 242-6576 REPLACE EXISTING GARAGE

**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 RESIDENTIAL PR-10 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req'mt \_\_\_\_\_  
 Side 3' to PL Rear 3' to PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 4 TRAFFIC 10 ANN# \_\_\_\_\_

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 Ruth Goranley Date 7-29-99  
 Department Approval Annie Edwards Date 7-27-99

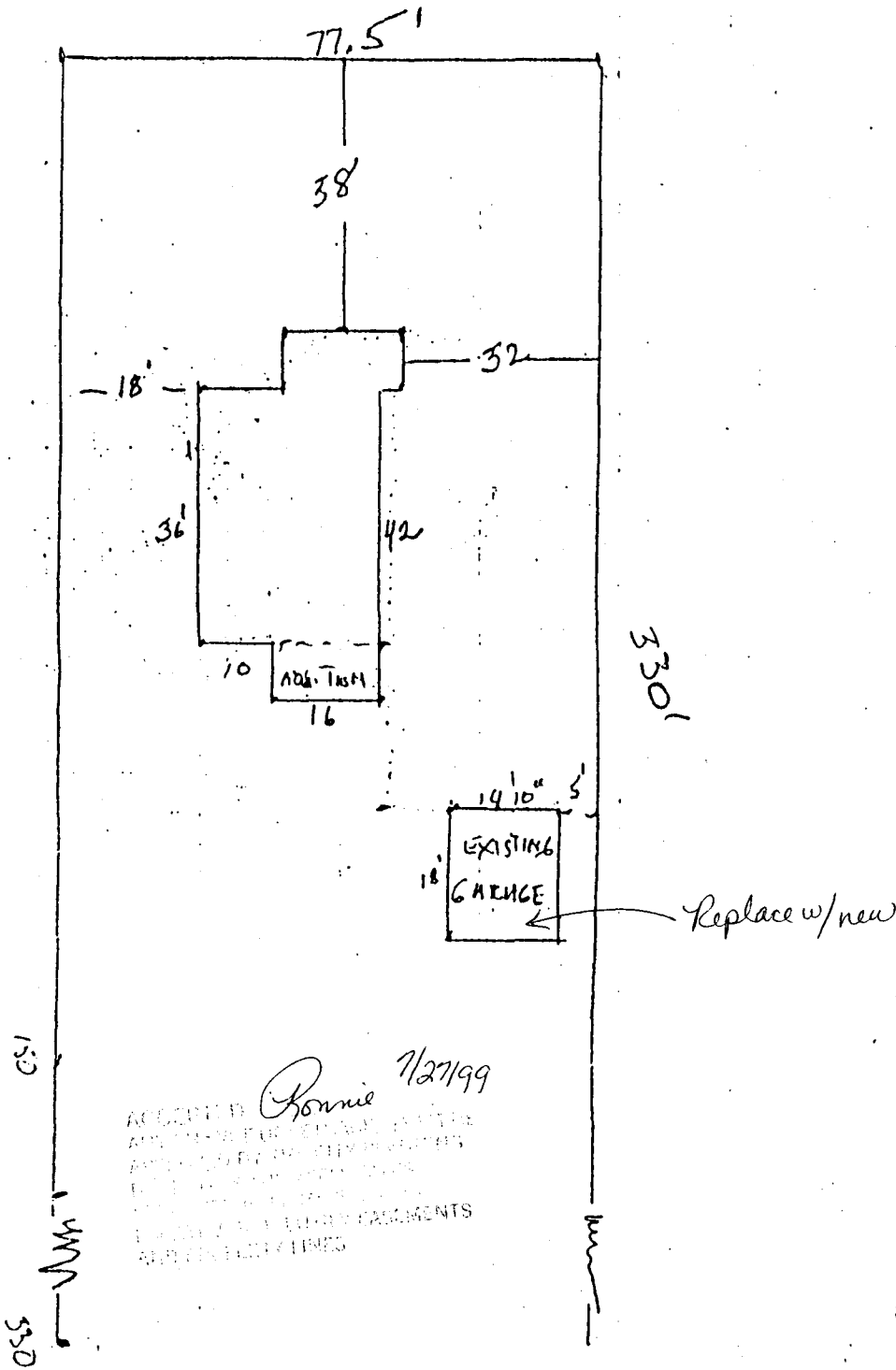
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting Tracy Date 7/27/99

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)

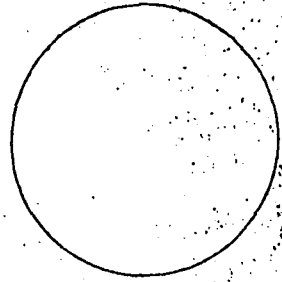
Plot Plan  
 425 N 1st - Parcel # 2945-101-00-007 - Scale 1" = 30'



APPROVED *Ronnie* 7/27/99  
 AND FOR THE PURPOSE OF THIS  
 APPROVAL THE CITY ENGINEER'S  
 OFFICE HAS REVIEWED THE  
 PLANS AND FOUND THEM TO BE  
 IN ACCORDANCE WITH THE  
 CITY ENGINEERING DEPARTMENT'S  
 STANDARDS AND REGULATIONS  
 AND ALL CITY ORDINANCES  
 AND REGULATIONS.

2425 N. 1st  
 # 2945-101-00-007

ROBERT D. JENKINS/AIA  
 ARCHITECT



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**ARMILEY RENTAL**

Grand Junction, Colorado