

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>78600</u>
FILE #

## PLANNING CLEARANCE

~~(city plan review, multi-family development, non-residential development)~~

Grand Junction Community Development Department

*Single family*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2217 ELLA COURT  
 SUBDIVISION Valley Heights Sub.  
 FILING — BLK 1 LOT 2  
 OWNER DAVID & TERESA KAREUS  
 ADDRESS 2217 ELLA CT.  
 TELEPHONE 245-5951(W) 242-6504(H)  
 APPLICANT TERESA KAREUS  
 ADDRESS 2217 ELLA CT  
 TELEPHONE 245-5951(W) 242-6504(H)

TAX SCHEDULE NO. 2945-101-02-013  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16' x 24'  
 SQ. FT OF EXISTING BLDG(S) 35.5 x 38.3  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Home  
 DESCRIPTION OF WORK & INTENDED USE:  
NEW GARAGE

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF4  
 SETBACKS: FRONT: 25' from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: 7' from PL REAR: 25' from PL  
 MAXIMUM HEIGHT 35'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 50'

LANDSCAPING/SCREENING REQUIRED: YES N/A NO —  
 PARKING REQUIREMENT: 2  
 SPECIAL CONDITIONS: garage use only  
 CENSUS TRACT 4 TRAFFIC ZONE 10 ANNEX —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Teresa Kareus Date 2/5/01  
 Department Approval Ronnie Edwards Date 2/5/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing 2819' AS2</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2/5/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

EAST 113.8'

6' Quit Claim Deed to  
2220 Knollwood Lane

↑  
N  
1" = 10'

NORTH 100.0'

25' ±

32' ±

37' ±

R=50'

58.02'

35' ±

Existing House  
2217 Ella Court

38' ±

ACCEPTED *[Signature]* 2/5/01  
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' Utility Easement

Fence

40'

24'

16'

New Garage

New Concrete Driveway

25'

N 0° 38' E 45.27'

Existing Curb Cut

10' Utility & Irrigation Easement

EAST 116.16'

Kareus Garage  
2217 Ella Court  
Grand Junction  
Colorado