

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

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

BLDG PERMIT NO. 83192



Your Bridge to a Better Community

BLDG ADDRESS 510 1/2 EASTGATE CT SQ. FT. OF PROPOSED BLDGS/ADDITION 189  
 TAX SCHEDULE NO. 2943-073-30-015 SQ. FT. OF EXISTING BLDGS 1200  
 SUBDIVISION EASTGATE VILLAGE T.H. TOTAL SQ. FT. OF EXISTING & PROPOSED 1289  
 FILING 3 BLK \_\_\_\_\_ LOT 15 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Felix & Theresa Sorkis NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 510 1/2 EASTGATE CT USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE 245-2851 DESCRIPTION OF WORK & INTENDED USE patio cover  
 (2) APPLICANT OWNER slab existing  
 (2) ADDRESS \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) TELEPHONE \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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 Maximum coverage of lot by structures N/A  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side up road from PL, Rear per plan from PL Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 #02-91 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Theresa Sorkis Date 1-31-02  
 Department Approval CFB Gayleen Henderson Date 2-4-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		<u>2/4/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

Eastgate Ct

2-4-02 Gayleen 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.

