

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2012 N 21<sup>ST</sup> Street SQ. FT. OF PROPOSED BLDGS/ADDITION 528 sq ft.  
 TAX SCHEDULE NO. 2945-121-22-005 SQ. FT. OF EXISTING BLDGS 1990 sq ft.  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2508  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) OWNER William + Janet Retallack  
 (1) ADDRESS 2012 N 21<sup>ST</sup> Street USE OF EXISTING BUILDINGS Residence  
 (1) TELEPHONE 970-244-3403 DESCRIPTION OF WORK & INTENDED USE garage  
 (2) APPLICANT William Retallack TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE Same \_\_\_\_\_ 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 RMF-18 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 15' from Alley from PL Parking Req'mt 2  
 Maximum Height 35' 5' PL Special Conditions \_\_\_\_\_  
 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).

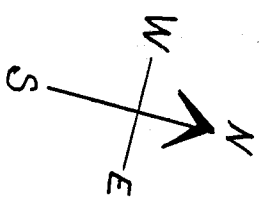
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Janet M. Retallack Date 10/6/03  
 Department Approval Wishu Wagon Date 10/6/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No _____
Utility Accounting	<u>Don Holt</u>	Date	<u>10/6/03</u>

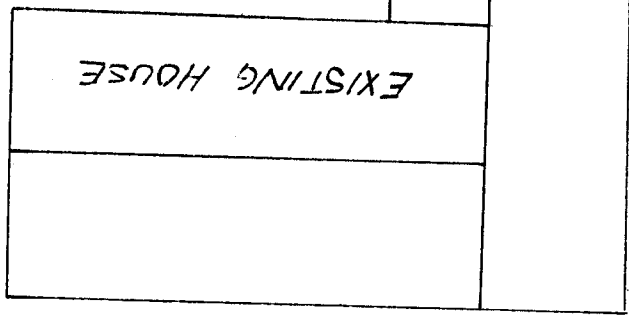
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



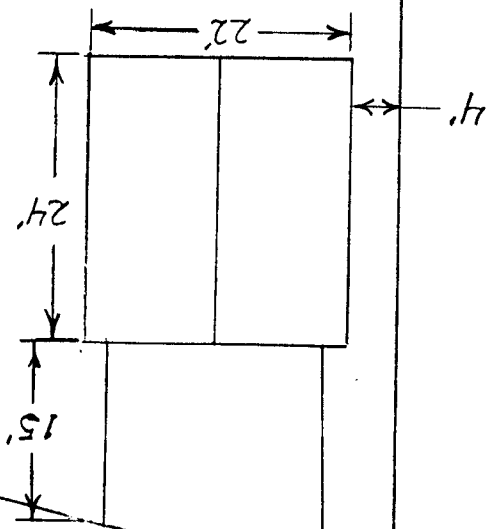
NORTH 21<sup>ST</sup> STREET  
59'

129'



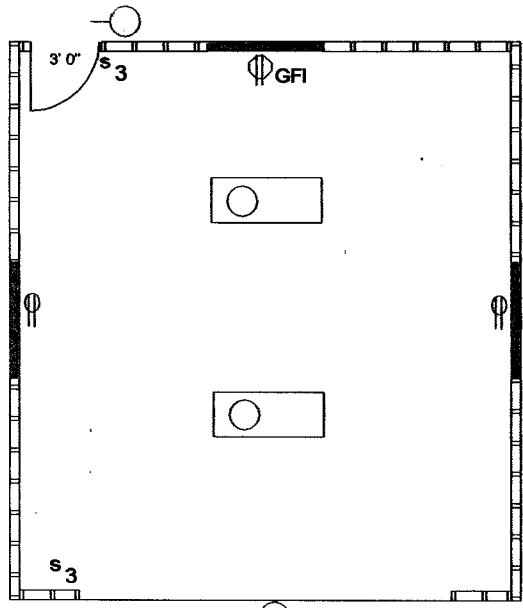
ACCEPTED *[Signature]*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.  
*[Signature]* 11/12/03

PROPOSED GARAGE



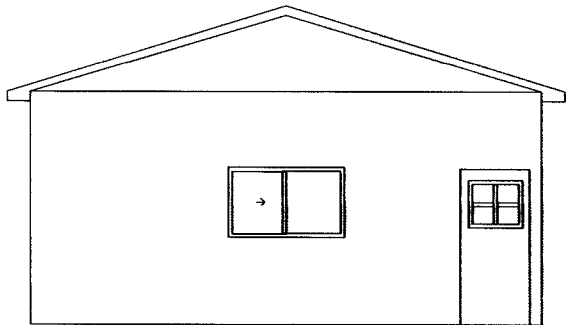
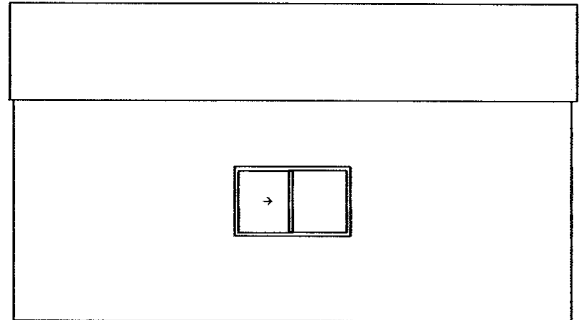
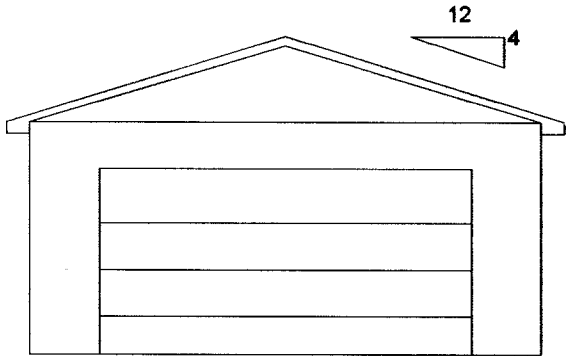
ALLEY

22' 0"

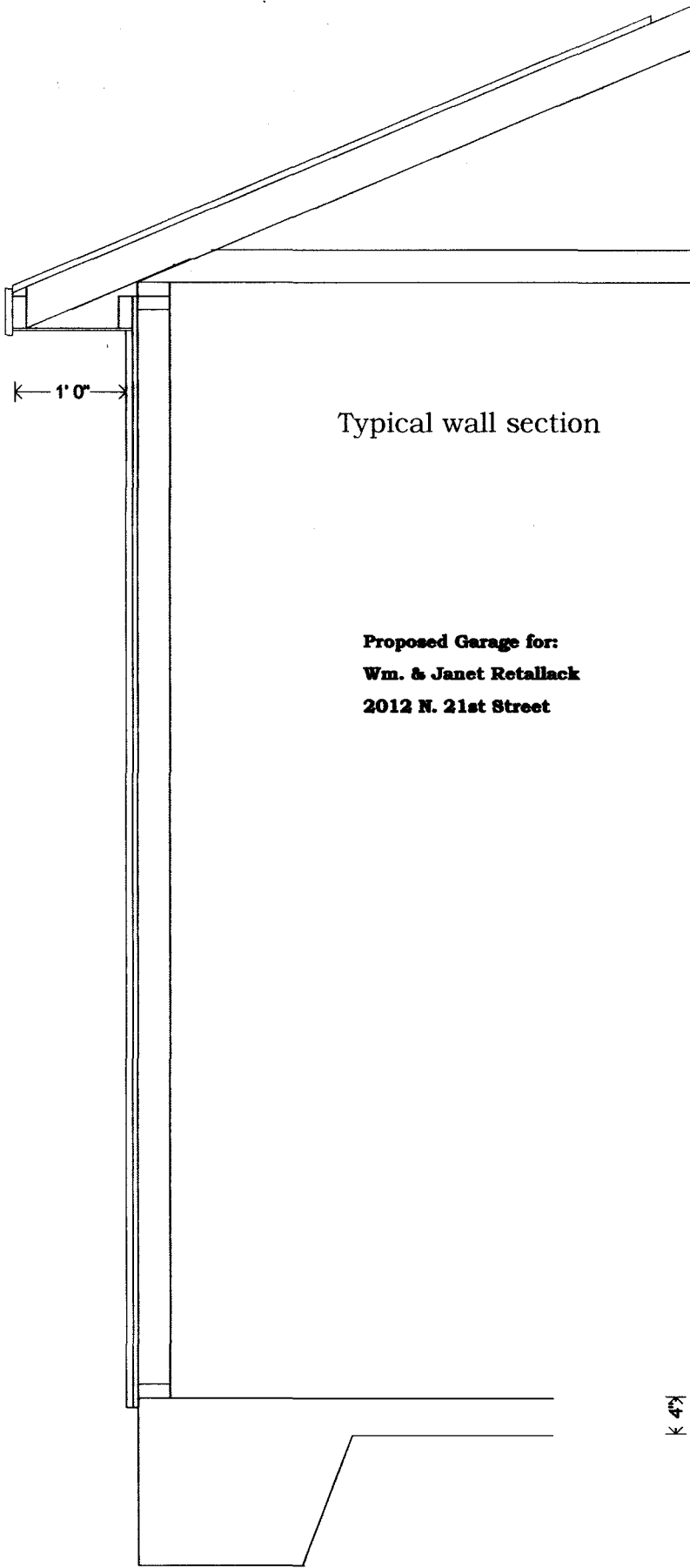


24' 0"

16' 0"



**Proposed Garage for  
Wm & Janet Retallack  
2012 N 21st Street  
Grand Junction, CO**



Typical wall section

**Proposed Garage for:  
Wm. & Janet Retallack  
2012 N. 21st Street**

1'0"

1'4"

1'4"

4"

10'0 1/2"