

FEE \$ 12.00  
 TCP \$ 0  
 SIF \$ 0

**PLANNING CLEARANCE**

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

(Single Family Residential and Accessory Structures)

**Community Development Department**

Building Address 12994-8114  
2135 N 1st St.

No. of Existing Bldgs 3 No. of Proposed 1

Parcel No. 2945-101-00-024

Sq. Ft. of Existing Bldgs 4,437 Sq. Ft. Proposed 625

Subdivision \_\_\_\_\_

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Pattie Jill Sorrells

**DESCRIPTION OF WORK & INTENDED USE:**

Address 2135 N 1st St

New Single Family Home (\*check type below)

City / State / Zip Grand Jet

Interior Remodel  Addition

Other (please specify): Garage

**APPLICANT INFORMATION:**

Name Pattie Jill Sorrells

**\*TYPE OF HOME PROPOSED:**

Address 2135 N 1st St.

Site Built  Manufactured Home (UBC)

City / State / Zip Grand Jet, Color.

Manufactured Home (HUD)

Telephone 970-245-7518

Other (please specify): \_\_\_\_\_

NOTES: (Personal Use)  
Metal Bldg Proj

**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 RSF-4

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25' from property line (PL)

Permanent Foundation Required: YES \_\_\_\_\_ NO X

Side 3' from PL Rear 5' from PL

Parking Requirement 2

Maximum Height of Structure(s) \_\_\_\_\_

Special Conditions \_\_\_\_\_

Voting District \_\_\_\_\_ 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 [Signature] Date 8-15-05

Department Approval [Signature] Date 8-15-05

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

Utility Accounting [Signature] Date 8/15/05

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)

300 FT

Building #2  
864 59 FT

18 FT  
25 FT

GARAGE  
36 FT

concrete pad  
62.5 59 FT

792 59 FT

2,781 59 FT

22 FT

25 FT

25 FT

New

26 FT

51 FT

N 1st St

8-15-05 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.

106.7'

90 FT