

FEE \$.
TCP \$
SIF \$

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

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

Building Address 2241 N. 21<sup>ST</sup> ST  
 Parcel No. 2945-121-17-002  
 Subdivision SUNGOLD PARK ANNEX  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 19

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1,240 Sq. Ft. Proposed 480  
 Sq. Ft. of Lot / Parcel 7,744 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1,880  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name DENNIS GERHART  
 Address 2241 N. 21<sup>ST</sup> ST.  
 City / State / Zip G.J., CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): DETACHED GARAGE

**APPLICANT INFORMATION:**

Name MOR STORAGE SALES  
 Address 3010 I-70 B  
 City / State / Zip G.J., CO 81504  
 Telephone 254-0460

**\*TYPE OF HOME PROPOSED:**  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70'</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>1</u> NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	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 Wendy Spurn Date 10-28-05  
 Department Approval Wendy Spurn Date 10/31/05

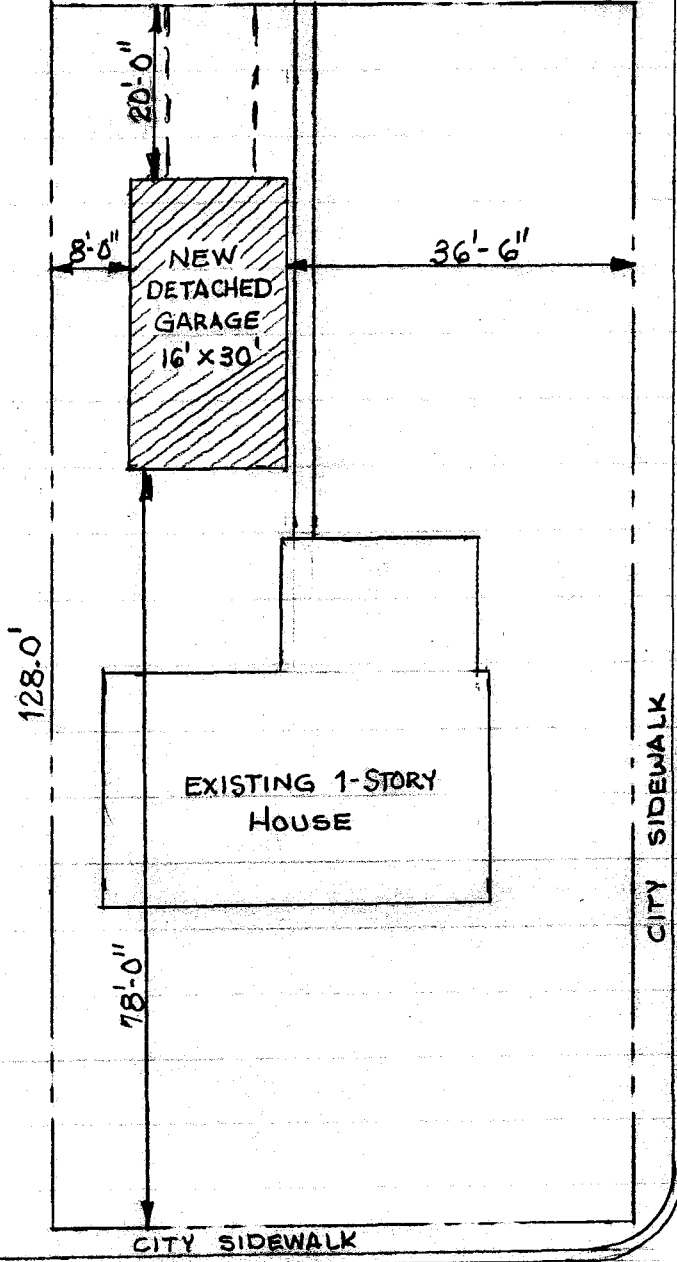
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Overholt</u>	Date <u>10/31/05</u>		

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)

ALLEY

— N —  
SCALE: 1" = 20'

60.5'



8'-0"

20'-0"

NEW  
DETACHED  
GARAGE  
16' x 30'

36'-6"

128.0'

EXISTING 1-STORY  
HOUSE

78'-0"

CITY SIDEWALK

CITY SIDEWALK

BOOKCLIFF AVE.

N. 21<sup>ST</sup> STREET