

FEE \$	10.00
TCP \$	/
SIF \$	

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

BLDG PERMIT NO.
-----------------

Building Address 2131 Elm Ave No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2945-121-15013 Sq. Ft. of Existing Bldgs 985 Sq. Ft. Proposed 78  
 Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel 0.178  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name Jean Yale  
 Address 2131 Elm Ave  
 City / State / Zip G.I. CO 81501

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

**APPLICANT INFORMATION:**

Name Jean K. Yale  
 Address \_\_\_\_\_  
 City / State / Zip same  
 Telephone 257-0697

**\*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'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
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 Jean K. Yale Date 3/21/05  
 Department Approval Bobli Paulsen Date 3/21/05

Additional water and/or sewer tap fees are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>D. Overholt</u>	Date <u>3/21/05</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)

FEE \$	10.00
TCP \$	/
SIF \$	

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

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

Building Address 2131 Elm Ave  
 Parcel No. 2945-121-15013  
 Subdivision ARCADIA VILLAGE  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 985 Sq. Ft. Proposed 78  
 Sq. Ft. of Lot / Parcel 0178  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 12'

### OWNER INFORMATION:

Name Jean Yale  
 Address 2131 Elm Ave  
 City / State / Zip G.I. CO 81501

### DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition Sun room
- Other (please specify): \_\_\_\_\_

### APPLICANT INFORMATION:

Name Jean K. Yale  
 Address \_\_\_\_\_  
 City / State / Zip same  
 Telephone 257-0697

### \*TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_
- Manufactured Home (UBC)

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'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

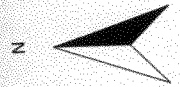
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Jean K. Yale Date 3/21/05  
 Department Approval Bobbi Paulson Date 3/21/05

Additional water and/or sewer tap fees) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>D. Oenholt</u>	Date <u>3/21/05</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)



*B Paulson*  
*3/10/05*

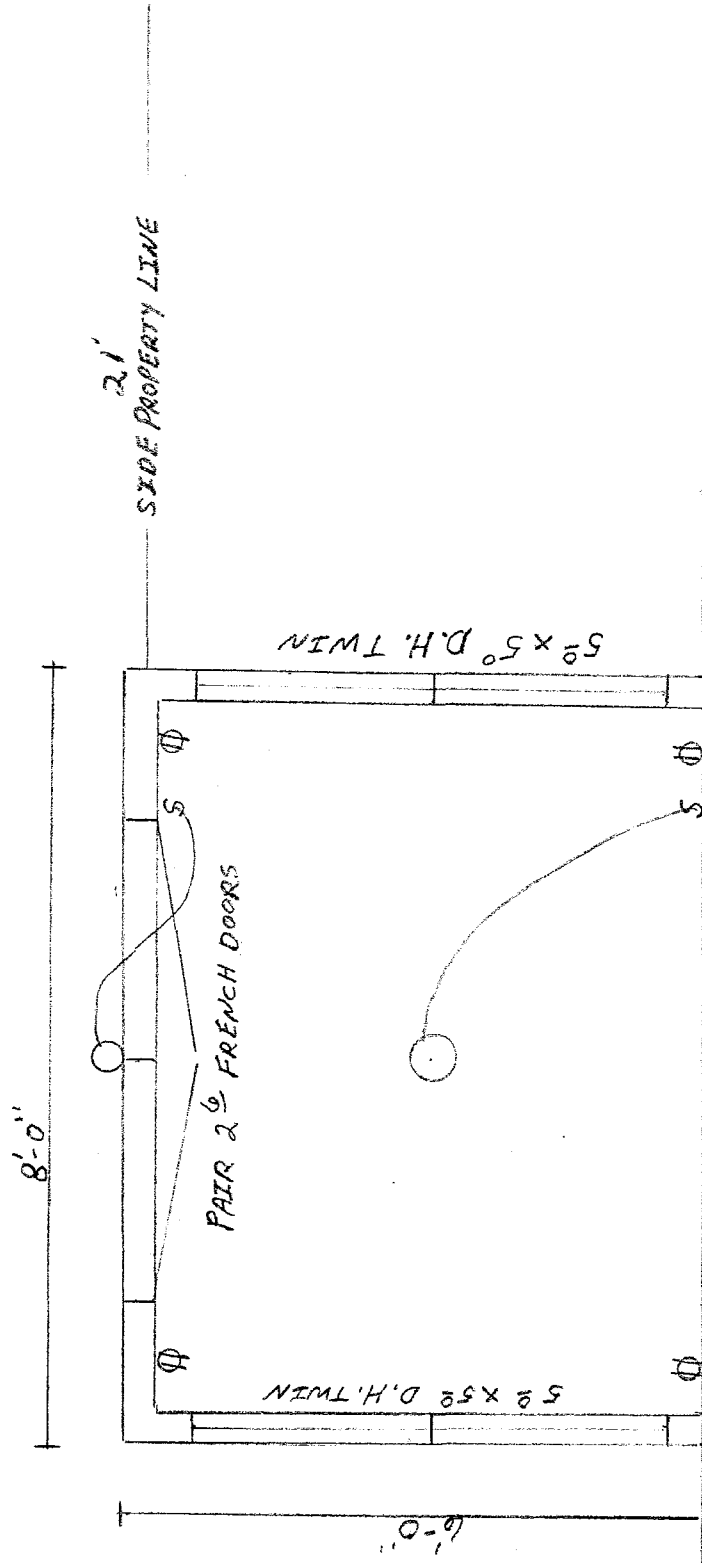
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE 1 : 261



SUN PORCH - PLANT ROOM

73'  
BACK PROPERTY LINE



21'  
SIDE PROPERTY LINE

EXISTING HOUSE

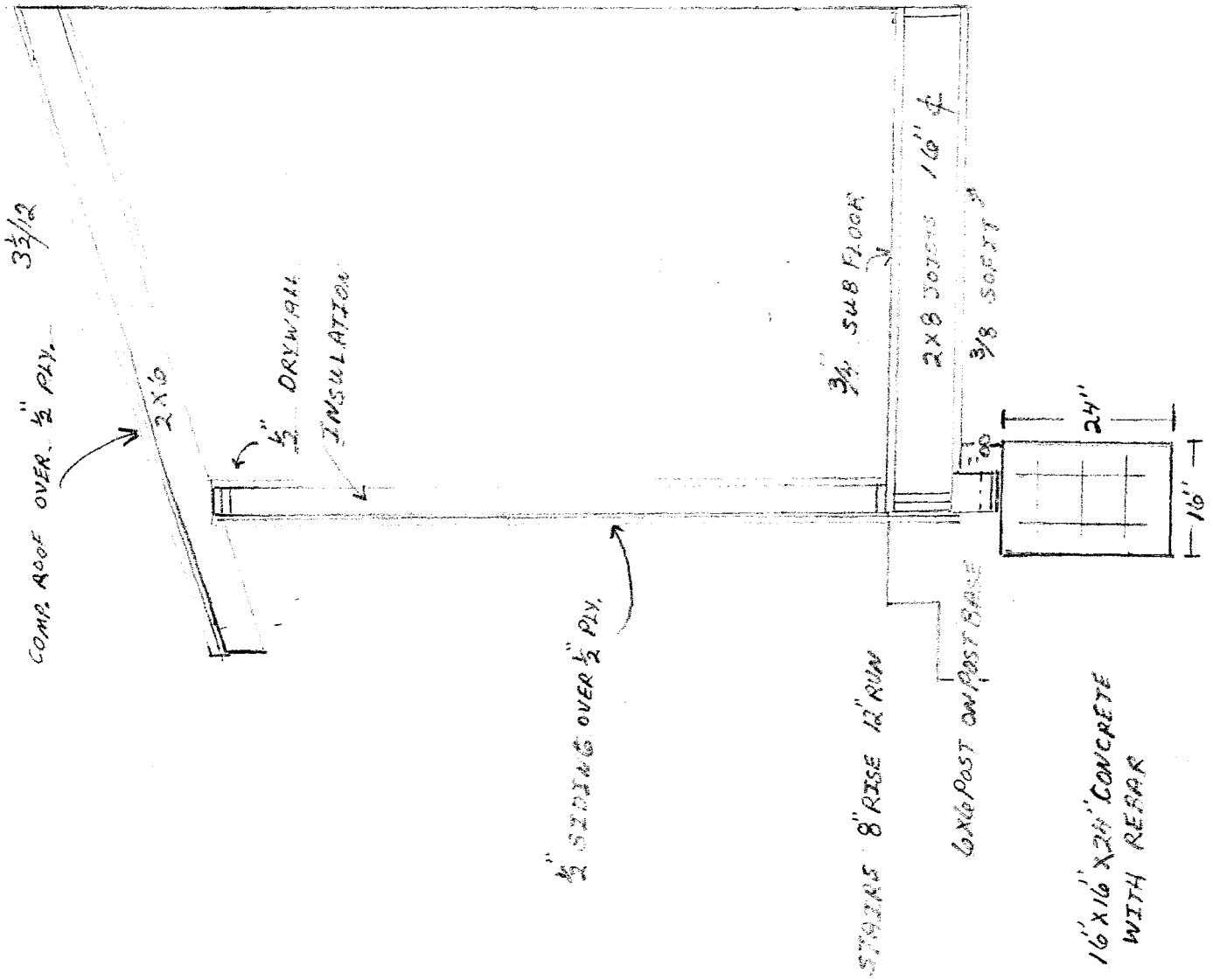
5 2 SLIDER  
EXISTING

1/2" = 1'-0"

SUN PORCH - PLANT ROOM

EXISTING HOUSE

LEDGER BOLTED TO HOUSE



11 ELM AVE

2121 ELM AVE

2131 ELM AVE

2141 ELM AVE



SCALE 1 : 261

2121 Elm

http://gis-web-tis.ci.grandjct.co.us/maps6/Zoning\_Map1.mwf

*Handwritten notes:*  
 2121 Elm  
 2131 Elm  
 2141 Elm  
 2151 Elm  
 2161 Elm  
 2171 Elm  
 2181 Elm  
 2191 Elm  
 2201 Elm  
 2211 Elm  
 2221 Elm  
 2231 Elm  
 2241 Elm  
 2251 Elm  
 2261 Elm  
 2271 Elm  
 2281 Elm  
 2291 Elm  
 2301 Elm  
 2311 Elm  
 2321 Elm  
 2331 Elm  
 2341 Elm  
 2351 Elm  
 2361 Elm  
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 2381 Elm  
 2391 Elm  
 2401 Elm  
 2411 Elm  
 2421 Elm  
 2431 Elm  
 2441 Elm  
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 2471 Elm  
 2481 Elm  
 2491 Elm  
 2501 Elm  
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 2631 Elm  
 2641 Elm  
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 2681 Elm  
 2691 Elm  
 2701 Elm  
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 2731 Elm  
 2741 Elm  
 2751 Elm  
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 2791 Elm  
 2801 Elm  
 2811 Elm  
 2821 Elm  
 2831 Elm  
 2841 Elm  
 2851 Elm  
 2861 Elm  
 2871 Elm  
 2881 Elm  
 2891 Elm  
 2901 Elm  
 2911 Elm  
 2921 Elm  
 2931 Elm  
 2941 Elm  
 2951 Elm  
 2961 Elm  
 2971 Elm  
 2981 Elm  
 2991 Elm  
 3001 Elm

*Handwritten:* New casings

*Handwritten:* 25'

*Handwritten:* 18'

*Handwritten:* 16'

*Handwritten:* 14'

*Handwritten:* 2121 Elm

*Handwritten:* 2131 Elm

*Handwritten:* 2141 Elm