

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2144 N 21st St.
 Parcel No. 2945-121-18-010
 Subdivision Sungold Park Annex
 Filing _____ Block _____ Lot 25

No. of Existing Bldgs 2 No. Proposed 2
 House + Garage = 2,352 House + Garage = 2,352
 Sq. Ft. of Existing Bldgs Carport = 480 Sq. Ft. Proposed Carport = 480
 Sq. Ft. of Lot / Parcel 7,500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,843
 Height of Proposed Structure 15' maximum

OWNER INFORMATION:

Name Edward Ihareguy
 Address 2144 N 21st St.
 City / State / Zip Grand Junction, Co. 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Fire Restoration.

APPLICANT INFORMATION:

Name Faith Construction, Co. Inc.
 Address 465 1/2 Mesa Lakes St.
 City / State / Zip Clifton, Co. 81520
 Telephone (970) 234-1015

***TYPE OF HOME PROPOSED:**

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

NOTES: Remove + replace 1 gable end truss, 6 common trusses, Remove + replace 480sq.ft carport due to fire.

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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO
 Side 5'/3' from PL Rear 10'/5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' 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).

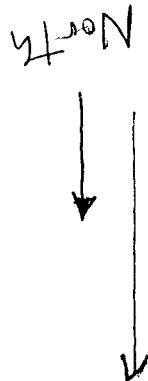
Applicant Signature Ron H. Hareguy Date 5/17/06
 Department Approval Dayleen Henderson Date 5-18-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u> </u>
Utility Accounting <u>Kate Elsberry</u>	Date <u>5/18/06</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)

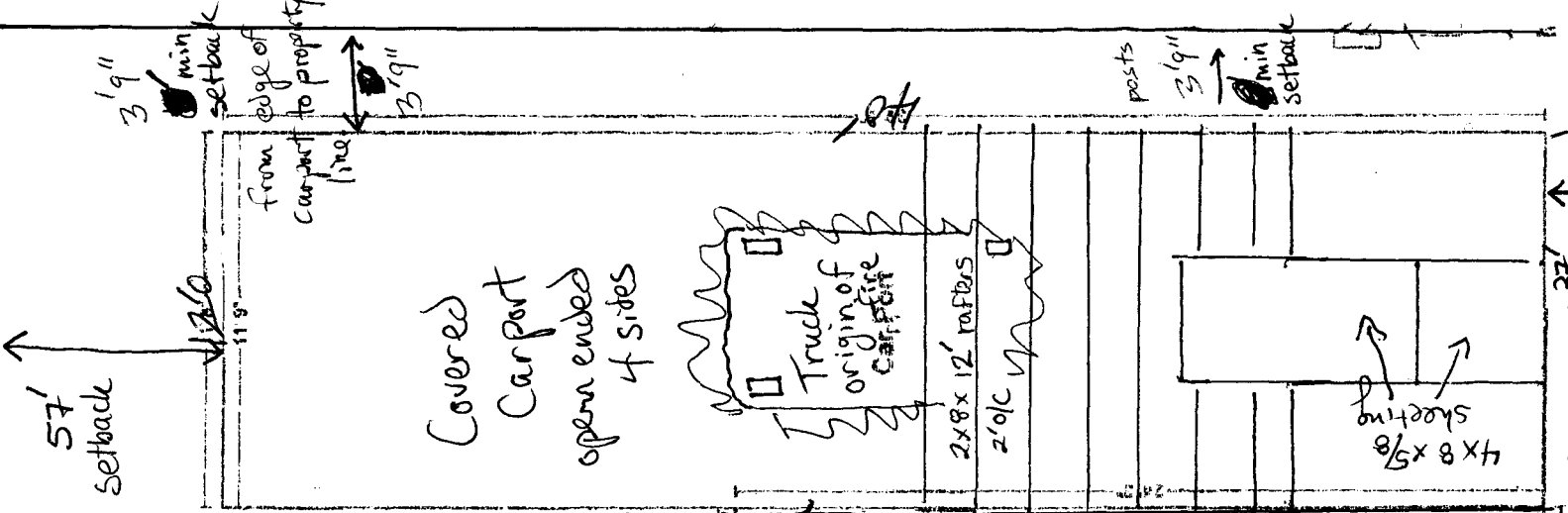
ACCEPTED 5-18-06
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY ENGINEER
 LOCATION OF SETBACKS AND EASEMENTS AND PROPERTY LINES

Main Level



45' setback

57' setback



Covered Carport
 open ended 4 sides

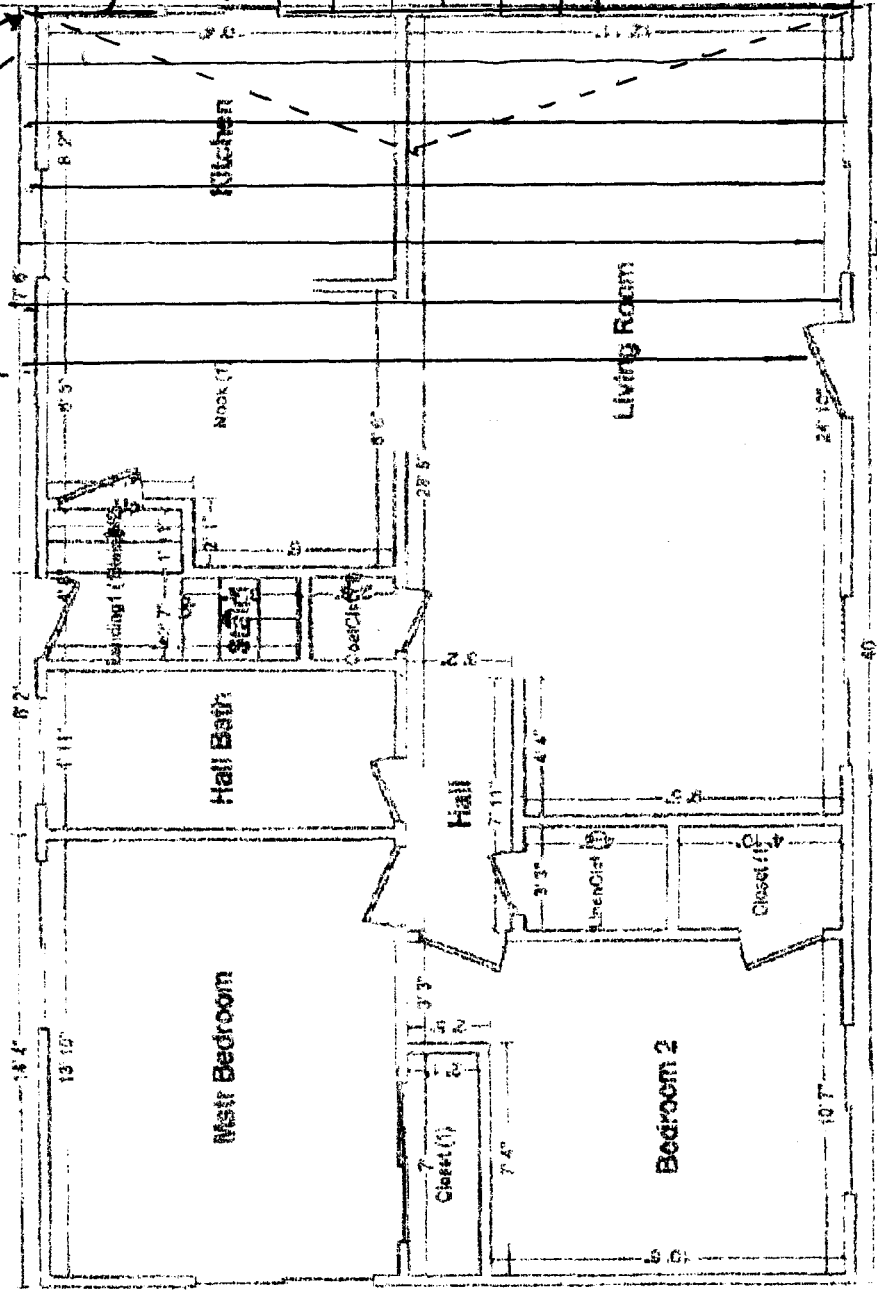
Truck
 original of Carport
 2x8x12' rafters
 2'0lc

4x8x5/8 sheeting

4/12 pitch trusses

60 common trusses
 gable end trusses

Ilnareguy Residence
 2144 N 21st St



N 21st St

Drive way 37' setback