

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

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

Building Address 2120 E11A St  
 Parcel No. 2945-101-03-004  
 Subdivision First Fruitridge  
 Filing \_\_\_\_\_ Block 3 Lot 4

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1474 Sq. Ft. Proposed 1788  
+ 500 + basement  
 Sq. Ft. of Lot / Parcel 15.956  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure not to be changed

**OWNER INFORMATION:**

Name Jan Laudadio Sasser  
 Address 2565 I Rd  
 City / State / Zip GT CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Jan Laudadio Sasser  
 Address 2565 I Rd  
 City / State / Zip GT CO  
 Telephone 970 245-0704

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): just a remodel / addition

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>R8F-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement _____
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 5-4-07

Department Approval [Signature] Date 5/7/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>perm. 7978.</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/7/07</u>

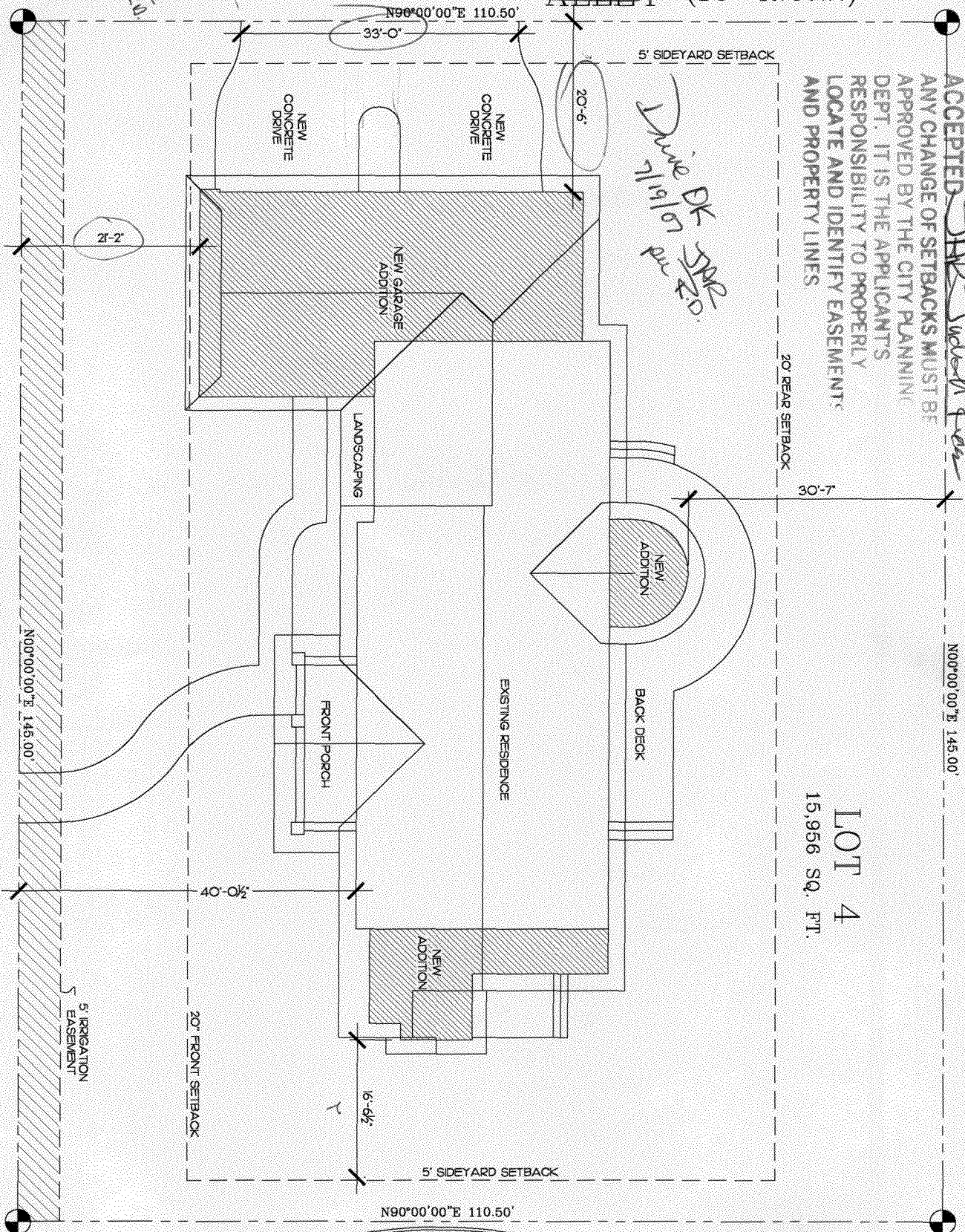
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

RIDGEWOOD LANE  
~~ALLEY~~ (10' R.O.W.)

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.

*Drive OK 7/19/07 per S.D.*

*7/19/07*



2120 ELLA STREET

LOT 4  
 15,956 SQ. FT.

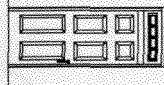
 SITE PLAN  
 SCALE: 1/8"=1'-0"

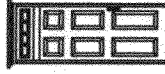
SINGLE FAMILY RESIDENCE ADDITION  
 FOR BILL & JEAN SASSER

2120 ELLA STREET

GRAND JUNCTION, COLORADO

SHEET NO. <b>A1</b> DATE 7/19/07	DRAWN BY DAVID WATKINS
	CHECKED BY S.D.

4-DAY DRAFTING 1500 S. MAIN STREET GRAND JUNCTION, CO 81502	
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READY DRAFTING  
ARCHITECTURAL & ENGINEERING  
101 10th Ave. S.W.  
DENVER, CO 80202

GRAND JUNCTION, COLORADO

# SINGLE FAMILY RESIDENCE ADDITION FOR BILL & JEAN SASSER

2120 ELLA STREET

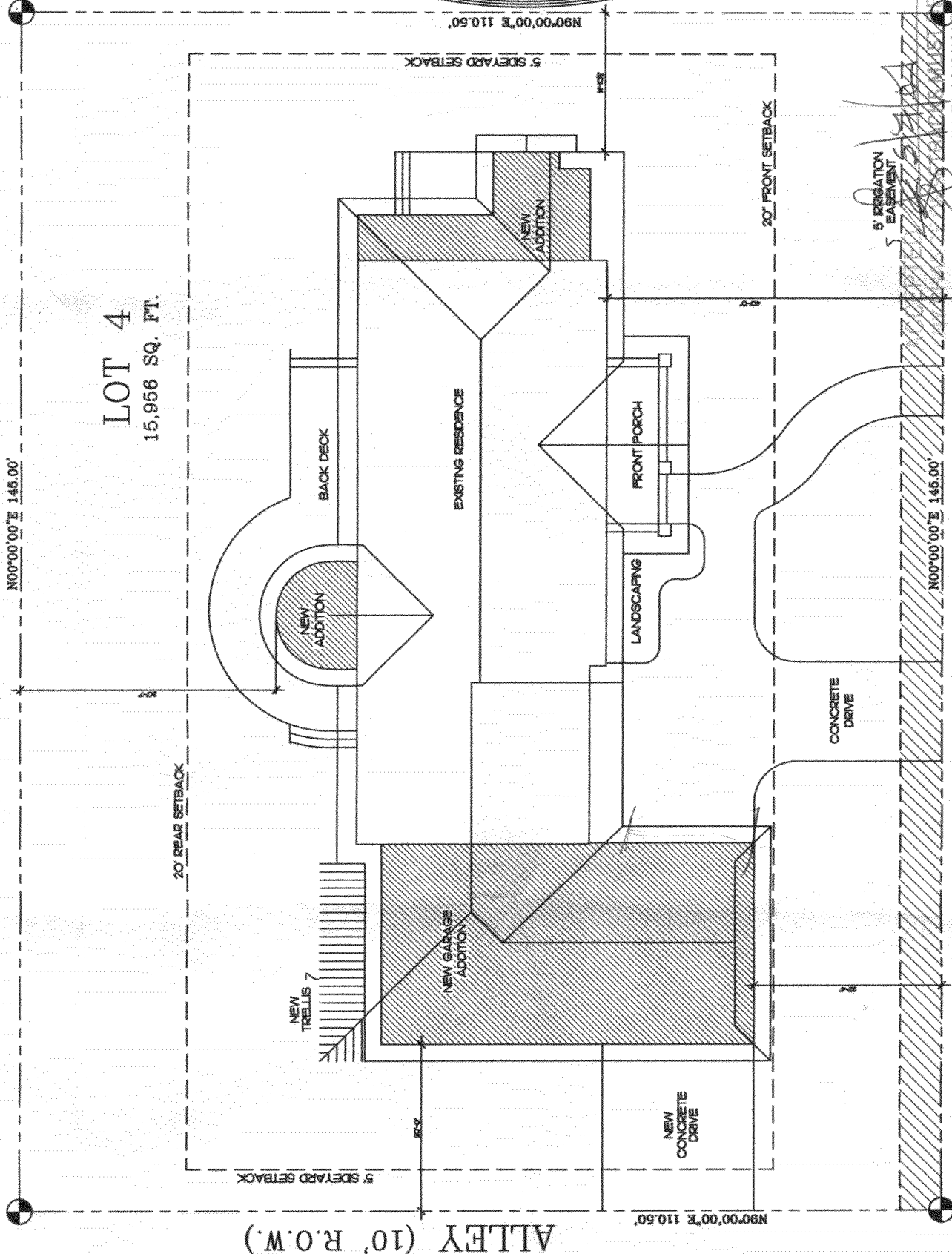
DATE

DATE  
MAY 14, 07

NO. 1

A6

NEW  
SITE PLAN



APPROVED BY THE CITY PLANNING  
DEPARTMENT. APPLICANTS  
RESPECTFULLY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

## 2120 ELLA STREET

 NEW SITE PLAN  
SCALE: 1/16"=1'-0"