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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. 8034-0

Building Address 2224 No 1st St.
 Parcel No. 2945-112-14-007
 Subdivision ROPER Amended
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 1 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 3012 Sq. Ft. Proposed 220
 Sq. Ft. of Lot / Parcel .92 18,2452 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3020 φ
 Height of Proposed Structure 13'-6"

OWNER INFORMATION:

Name RustyCooks - Katie Lorentzen
 Address 2224 No. 1st St.
 City / State / Zip GRD Jct. CO 81502

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): 10 x 22.5' ~~ADD~~

APPLICANT INFORMATION:

Name STEVE RENSTROM
BENCHMARK CM LLC
 Address 1959 BROADWAY
 City / State / Zip GRD Jct. CO 81507
 Telephone 970-250-7700

***TYPE OF HOME PROPOSED:**

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

MAR 29 2010

NOTES: extend M/BDRM 10' WEST, add
WALK IN CLOSET -

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 PLANNING STAFF

ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

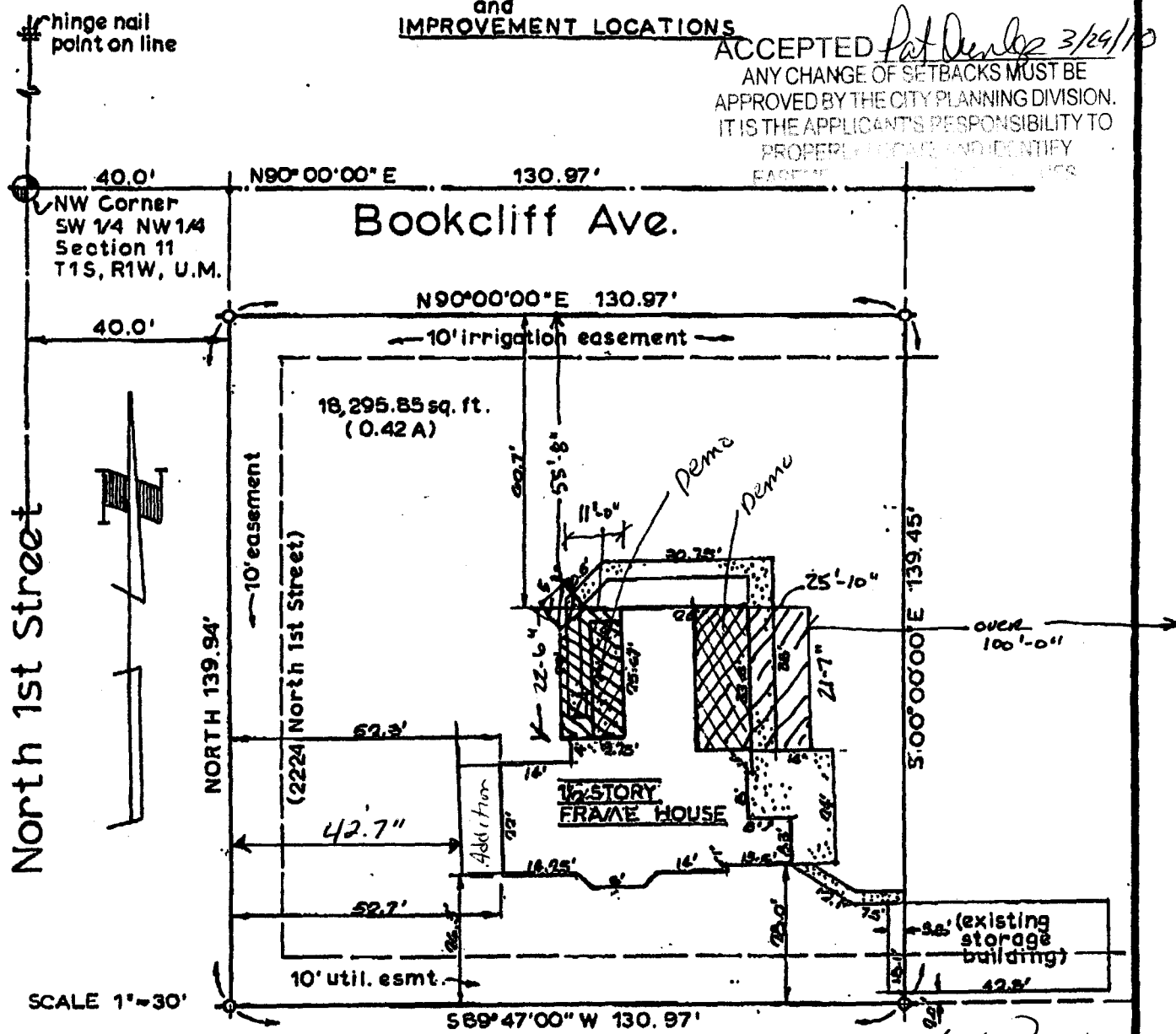
Applicant Signature Steve Renstrom Date 3/24/2010
 Planning Approval Pat Denney Date 3/29/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO sewer / water</u>
Utility Accounting <u>O or Pie</u>	Date <u>3/29/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**SURVEY PLAT
and
IMPROVEMENT LOCATIONS**

ACCEPTED *Pat Decker 3/24/10*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.



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

Legal Description:

—The West 130.97' of Lot 1, Amended Roper Subdivision, City of Grand Junction, Mesa County, Colorado—

o = Pin In

18² 18,295