

DATE SUBMITTED: 5/07/90

PERMIT # 35777

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1160 WHITE AVENUE

SQ. FT. OF BLDG: 1250

SUBDIVISION: CITY OF GRAND JCT

SQ. FT. OF LOT: 6250

FILING # _____ BLK # 08 LOT # 18

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-144-01-017

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: STEVEN P. COLONY

USE OF ALL EXISTING BUILDINGS:
NO

ADDRESS: 1160 WHITE AVE.

PHONE: 243-0674(H) 248-6496(W)

DESCRIPTION OF WORK AND INTENDED USE:
BUILD NEW GARAGE.

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RMF-32

FLOODPLAIN: YES _____ NO ✓

SETBACKS: F ^{8'4"} AS PER S 3 R 10

GEOLOGIC HAZARD: YES _____ NO ✓

MAXIMUM HEIGHT: ^{PLAN} 32

CENSUS TRACT #: 2

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 41

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: Variance approved
asper 5-1-7 K.3.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

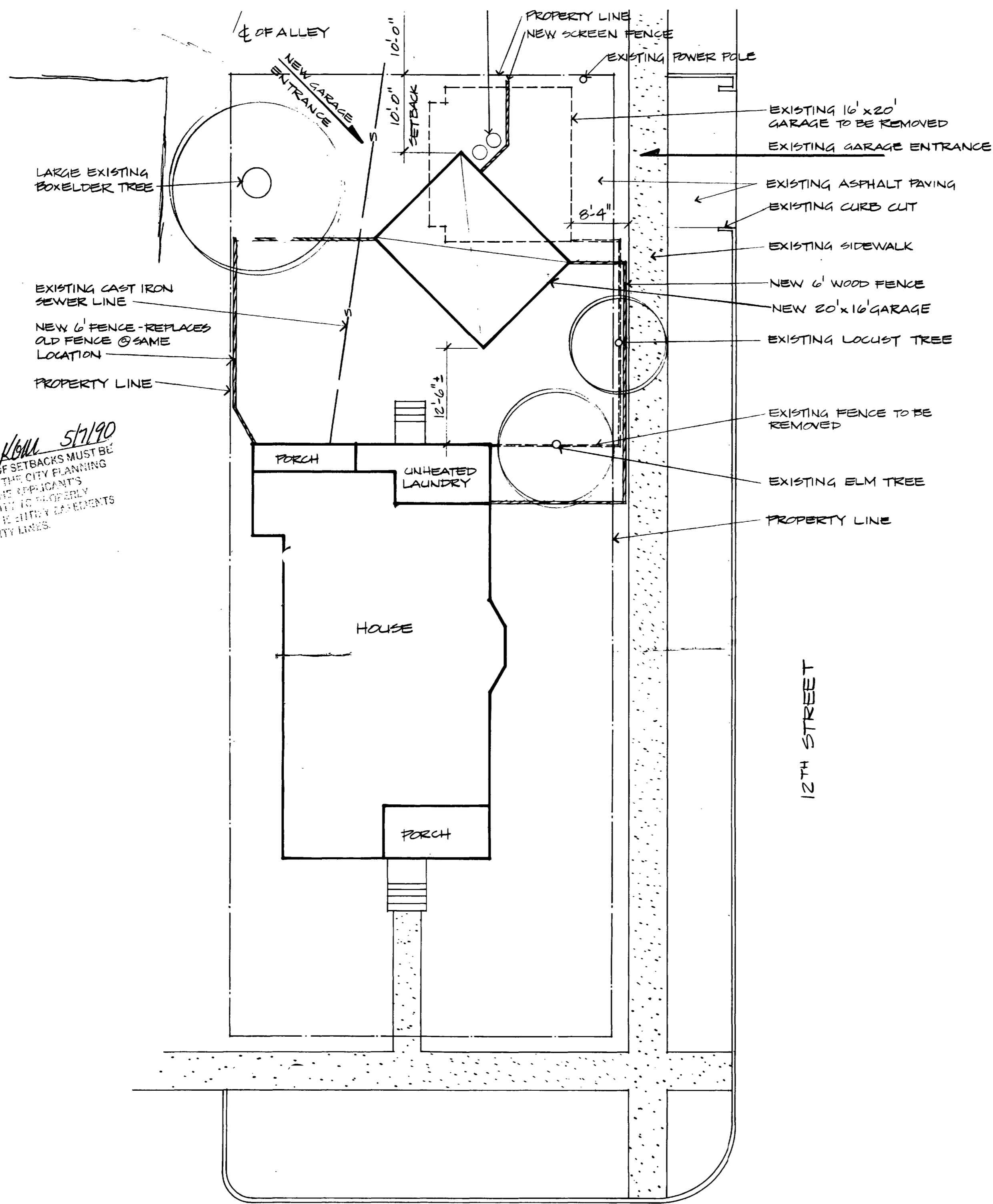
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5/7/90

APPROVED BY: Kyle Metzger

[Signature]
SIGNATURE



ACCEPTED *Kbll sh/90*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 PLAN IS NOT TO BE CONSIDERED
 VALID UNLESS THE CITY PLANNING
 DEPARTMENT HAS REVIEWED AND
 LOCATED AND SET THE SETBACKS
 AND PROPERTY LINES.

ADVANTAGES TO NEW GARAGE LOCATION

The existing 12th street entrance to the garage presents a hardship both to myself and others due to the sometimes heavy traffic and the possibility of an accident. To enter and exit the garage the driver must park on the sidewalk when opening and closing the garage doors.

The existing location of the garage presents a hazard for people driving down the alley and trying to enter 12th street. The visibility to the street and to the sidewalk presents a hazard to both pedestrians and other drivers. The new garage location would help to alleviate this situation by providing a larger sight triangle at the end of the alley.

The existing garage location provides a privacy screen for the house from the busy intersection of 12th and Grand Ave. The new garage location affords the same level of privacy.

The new garage location provides the minimum 10' setback from the alley that presently doesn't exist. The new garage location is no closer to 12th street than the existing one.

The existing garage and fence can be termed an eye sore from a visual standpoint. The new garage and fence will be constructed to retain the character of the 1903 house and be an asset to the look of the area. The siding of the new garage and fence will match the house. The roof of the garage will be a hip roof to match the house.

Constructing the garage on the west side of the lot presents many problems. The privacy from the street will be lost, the large boulder tree could be killed if something were built within the drip-line, and the sewer line could not be replaced if something were built over it. (The sewer line in the alley was replaced a year or so ago. The workmen told me that my sewer line was a cast iron line and would probably have to be replaced within 5-6 years due to old age and deterioration.)



WHITE AVENUE
SITE PLAN LOT 18, BLOCK 88, CITY OF GRAND JCT.
 1" = 10'-0"
 NORTH
 1160 WHITE AVENUE TAX NO. 2945-144-01-017

1160 White Avenue

