

DATE SUBMITTED 8/24/93

BUILDING PERMIT NO. 46072

FEE \$ 5.00

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 2637 CENTRAL DR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 264 #
SUBDIVISION ROLLING HILLS
FILING — BLK — LOT 33 SQ. FT. OF EXISTING BLDG(S) HOUSE 1840 GARAGE 704
TAX SCHEDULE NO. 2701-353-07-034 NO. OF FAMILY UNITS 1
OWNER JAMES & JUDITH TEPLY NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2
ADDRESS 2637 CENTRAL DR.
TELEPHONE 242-4370 GRAND JCT, 81506

DESCRIPTION OF WORK AND INTENDED USE:
SINGLE FAMILY GARAGE. CAR PKG.
(DETACHED)

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-2
SETBACKS: Front 45' from property line or from center of ROW, whichever is greater
Side 3' from property line
Rear 3' from property line
Maximum Height _____
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 10 TRAFFIC ZONE 17
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____

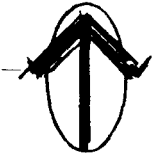
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature James D. Tepy
Date Approved 8/24/93 Date 8/24/93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)



NORTH
1" = 30'

CENTERLINE OF CENTRAL DRIVE

NEIGHBOR:
SINGLE
FAMILY
RESIDENCE

FRONTYARD
SETBACK 15'

25'

25'
SETBACK

DRIVEWAY

EXISTING
SINGLE FAMILY
RESIDENCE

15' FRONT 1/2 SETBACK

1/2 PROP.

178'
PROP DIM.

SIDEYARD
SETBACK 5'

150'
PROP. DIM
1/2 PROP.

5'-6"
TO FNDN

NEW 20'
SINGLE CAR GARAGE

5' BACK 1/2 SETBACK

ACCEPTED 8/24/93/LL
ANY CHANGE TO SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

47'-0"
TO FNDN.

EXISTING
3 CAR
GARAGE

NEIGHBOR:
SINGLE
FAMILY
RESIDENCE

140'
PROP. DIM. 10' REARYARD SETBACK

NEIGHBOR: SINGLE FAMILY RESIDENCE

TEPLY GARAGE

2037 CENTRAL DRIVE
GRAND JUNCTION, COLORADO
ZONING: CITY: R 1 B
AUGUST 24, 1993