

DATE SUBMITTED 4/4/94

BUILDING PERMIT NO. 4227
FEE \$ 5.00

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

BLDG ADDRESS 2637 CENTRAL DR
SUBDIVISION ROLLING ~~HILLS~~ ACRES
FILING _____ BLK _____ LOT _____
TAX SCHEDULE NO. 2701-353-07-034
OWNER JAMES & JUDITH TEPLY
ADDRESS 2637 CENTRAL DR
TELEPHONE 242-4370

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 170
SQ. FT. OF EXISTING BLDG(S) 2674⁴
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 3
DESCRIPTION OF WORK AND INTENDED USE:
ATTACHED STORAGE SHED

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 N/A from property line or _____ from center of ROW, whichever is greater
Side 3' from property line (accessory)
Rear 3' from property line (accessory)
Maximum Height _____
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
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).

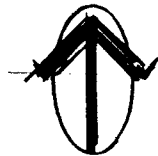
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature James D. Teply
Date Approved 4/4/94 Date _____

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

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

ACCEPTED KCA 4/1/94
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.



NORTH
1" = 30'

CENTER LINE OF CENTRAL DRIVE

NEIGHBOR:
SINGLE
FAMILY
RESIDENCE

FRONTYARD
SETBACK 15'

25'

25'
SETBACK

DRIVEWAY

EXISTING
SINGLE FAMILY
RESIDENCE

FRONT 1/2 SETBACK 15'

1/2 PROP.
178'
PROP. DIM.

150'
PROP. DIM.
1/2 PROP.

SIDEYARD
SETBACK 3'

5'-6"
TO FNDN

EXISTING
GARAGE

NEW 10' X 17'
STORAGE SHED

BACK 1/2 SETBACK 3'

47'-0"
TO FNDN

EXISTING
3 CAR
GARAGE

NEIGHBOR:
SINGLE
FAMILY
RESIDENCE

140'
PROP. DIM.

3' REARYARD SETBACK

NEIGHBOR: SINGLE FAMILY RESIDENCE

TEPLY GARAGE

2637 CENTRAL DRIVE
GRAND JUNCTION, COLORADO
ZONING: CITY: RSF 2
FEBRUARY 21, 1994