

FEE \$ 500

DG PERMIT NO. 48075

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2854 Picardy Dr TAX SCHEDULE NO. 2943-071-08-018
 SUBDIVISION Rothhaupt SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1490
 FILING _____ BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Kelley Dearth NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 12310 W 42nd Ave Denver 80033 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 303-420-6138 USE OF EXISTING BLDGS _____
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ new residence

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or 4.5' from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL Rear 25' from PL Special Conditions location of structure violated as confirmed in the field by John Bullough
 Maximum Height 32' CENSUS TRACT 6 TRAFFIC ZONE 29

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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).

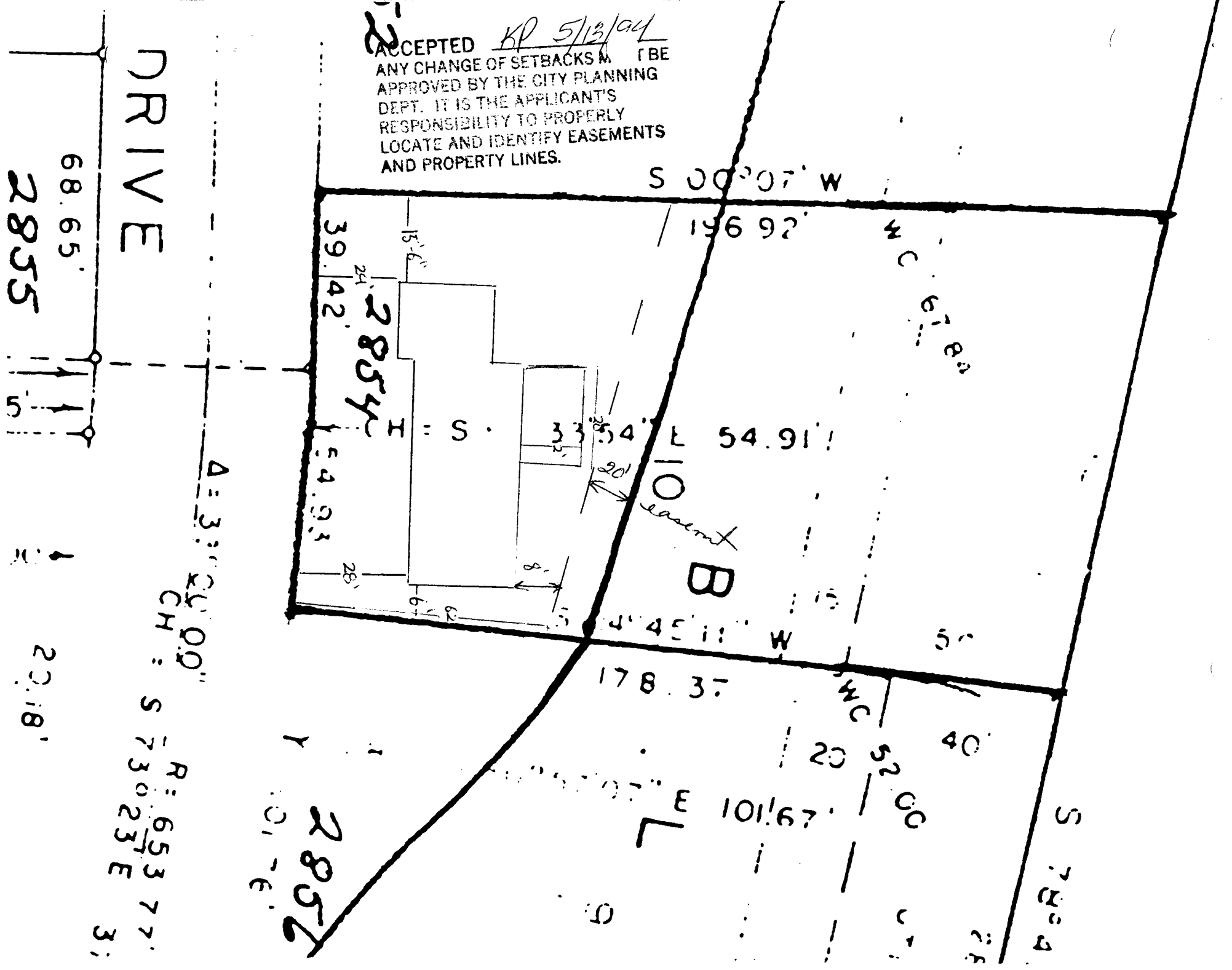
Applicant Signature Kelley Dearth Date 5/13/94
 Department Approval Kathy Portman Date 5/13/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7563
 Utility Accounting C Richardson Date 5-13-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED KP 5/13/04
 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.



GRAND JUNCTION DRAINAGE DIST.

722 23 ROAD P.O. BOX 55246 GRAND JUNCTION, CO 81505
(303) 242-4343

April 7, 1993

To Whom it may concern

Re: Lot 10, BLOCK THREE, Rothhaupt Subdivision

The plan sketch of the lot, the existing Grand Junction Drainage District easement, and a proposed house footprint have been reviewed by the Drainage District staff. The proposed house seems to be off of the easement by about a foot. The site plan is acceptable as far as the Drainage District is concerned.


There was inquiry about a patio or deck which might intrude into the easement. Any ground level improvement which might be built upon, such as a patio, is strongly discouraged. A deck which can be removed or relocated easier than a portion of a house or another permanent structure is preferred.

Replacement of the tile line in the near future is not foreseen. However, through the expected life of the house and the tile line they both will require maintenance. Access to the tile line and least interruption to the home owner will result if all improvements within the easement are kept to a minimum. The idea of minimum improvements within the District's easement could be accomplished by some notification to the new home owner in the fashion of an acknowledgement about the easement as a part of the real estate closing papers. Rather than rely upon a person reading the book and pages referenced in Schedule B of the Title Policy, a photocopy of the easement and restrictions could be provided to the new owner.

A long term resolution to the problem of where to site a house on the lot would be for a City front yard variance. Board of Adjustment relaxation of the front yard setback will be actively supported by the Drainage District. The location of the existing tile line really limits the use of the lot.

If there are any questions please call or come by the office.

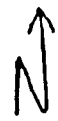
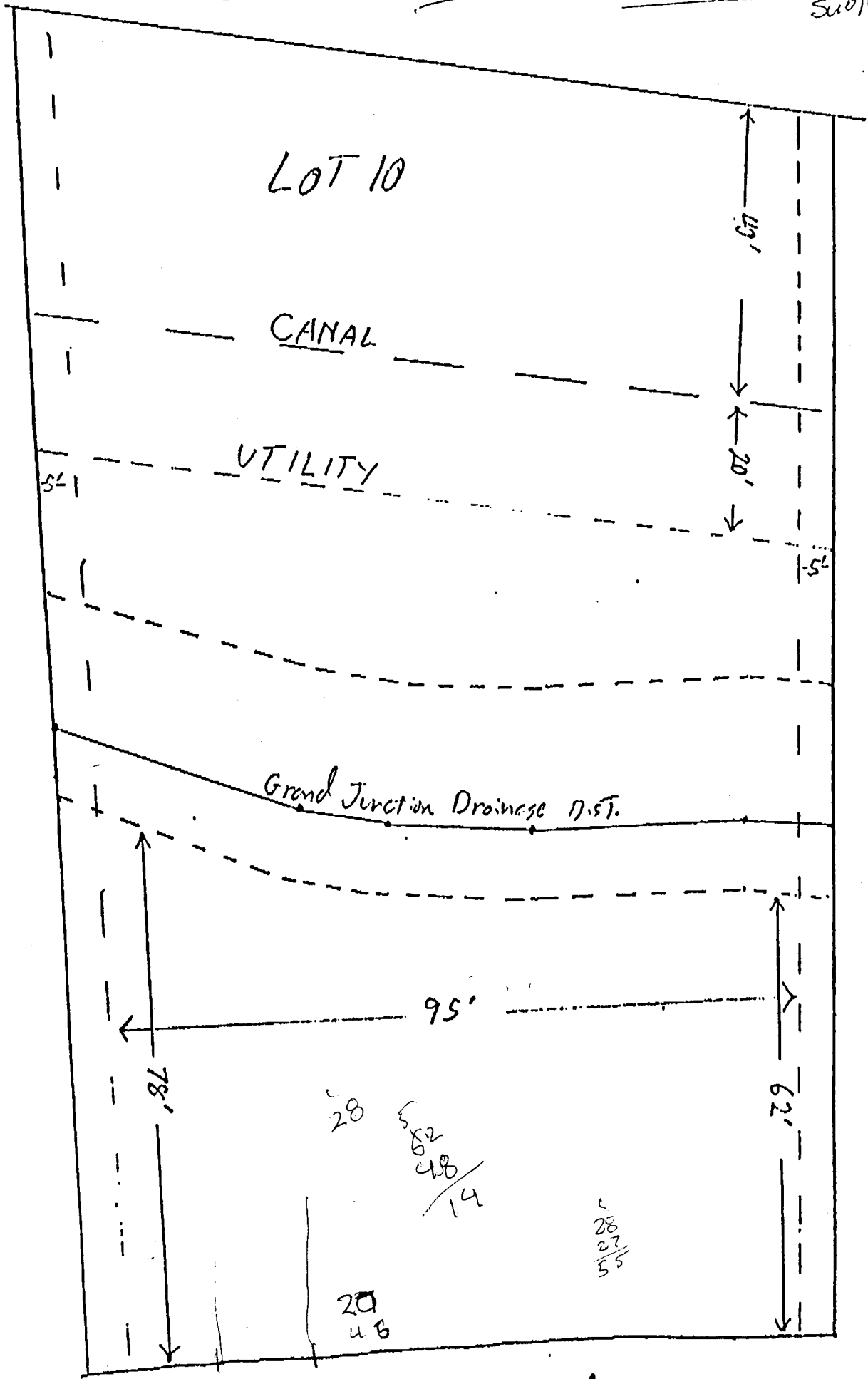
Sincerely,
Grand Junction Drainage District


John L. Ballagh,
Manager

APPROXIMATE LOCATION

Subject lot

West lot



2854 Picardy

C-21 lot

128.0

LOT 9

CANAL

UTILITY

110'

East lot

178.37

110' 115.37

Grand Junction Dredge

101.76

40

20

5'

85'

115.4

173.4



1006 Picardn

1930

1920

1910

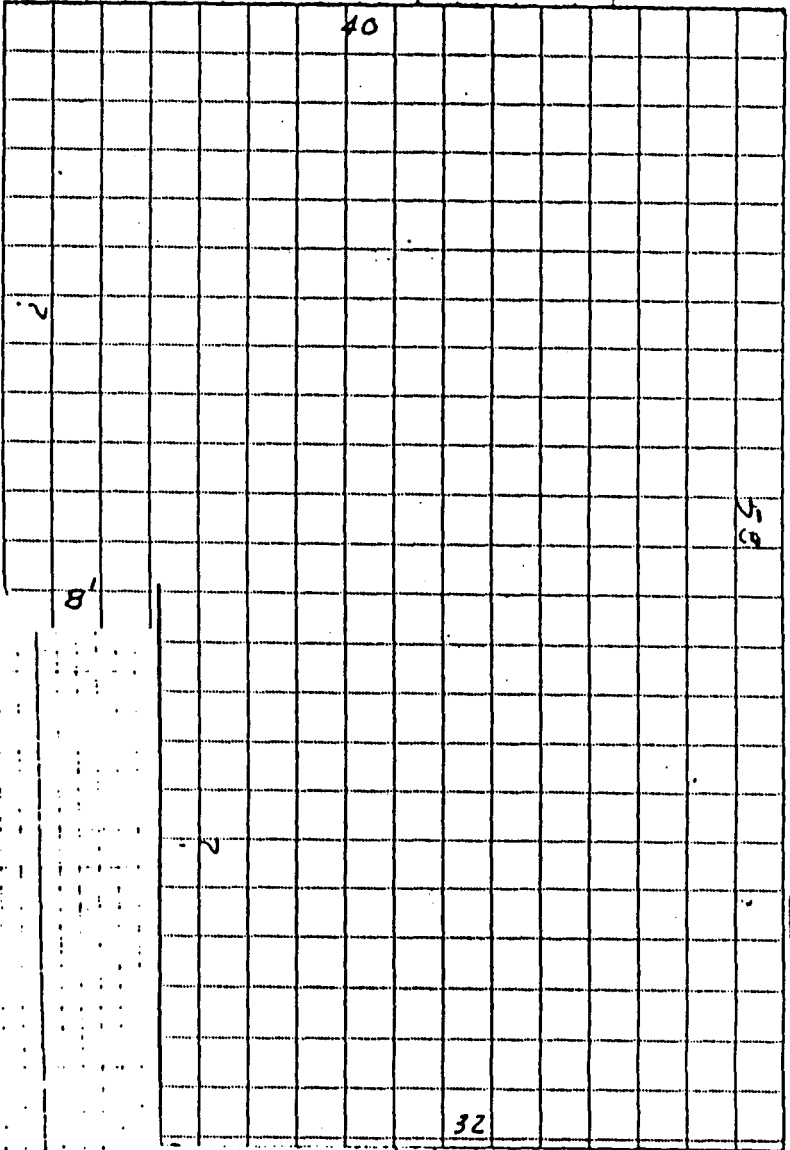
1900

1890

1880

1870

1860



29

30

31

32

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