

FEE \$

BLDG PERMIT NO. 49891

PLANNING CLEARANCE

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

0120-07-7
~~1-5-1680-147~~



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 511 ROCKAWAY TAX SCHEDULE NO. 2945-154-27-007
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576 sq ft.
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER HERACLIO & IRMA MARTINEZ NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 511 ROCKAWAY
 (1) TELEPHONE 242-7869 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT IRMA MARTINEZ USE OF EXISTING BLDGS Residence
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Detached garage/shop (no commercial
Plumbing for sink only. use)

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 abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater
 Parking Req'mt _____
 Side 3' from PL Rear 3' from PL Special Conditions No commercial
use of shop (#147-94)
 Maximum Height 32' Plumbing for sink only
 CENSUS TRACT _____ TRAFFIC ZONE _____

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 Heracleo Martinez Date 1 Sept 1994
 Department Approval Tom Dixon Date 1 Sept 1994

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Millie Fowler Date 9-2-94
OK no change in S/F

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)

CITY OF GRAND JUNCTION FLOODPLAIN PERMIT

APPLICANT: Irma Martinez

MAILING ADDRESS 511 Rockaway
Grand Junction, Colorado 81501

TELEPHONE: Home (303) 242-7869 Work ()

OWNER (If different than applicant): Heraclio & Irma Martinez

MAILING ADDRESS 511 Rockaway
Grand Junction, Colorado 81501

TELEPHONE: Home (303) 242-7869 Work ()

COMMON LOCATION OF PROJECT SITE: 511 Rockaway
(STREET ADDRESS)

MESA COUNTY ASSESSOR'S TAX PARCEL NO: 2945-154-27-007

BRIEF DESCRIPTION OF THE PROPOSED USE OF THE SITE: Detached Garage

RIVER, STATION: 385+85

ELEVATION OF THE 100 YEAR FLOOD EVENT: 4556.3

DETERMINED FROM: CORPS OF ENGINEERS, FLOOD HAZARD STUDY, NOVEMBER 1976
 HUD FLOOD INSURANCE STUDY, JANUARY 1978

ENGINEER: Banner Associates, Inc., Wallace E. Beedle PE, PLS

MAILING ADDRESS 2777 Crossroads Blvd.
Grand Junction, Colorado 81506 **147 94**

TELEPHONE: Work (303) 243-2242 **Original**
Do NOT Remove
From Office

TO BE COMPLETED BY STAFF:

DATE REC'D 1 Sept 1994 RECEIPT NO. 1550

FILE NO. # 147-94 FEE \$125

REQUIRED DOCUMENTS: _____

511 Rockaway

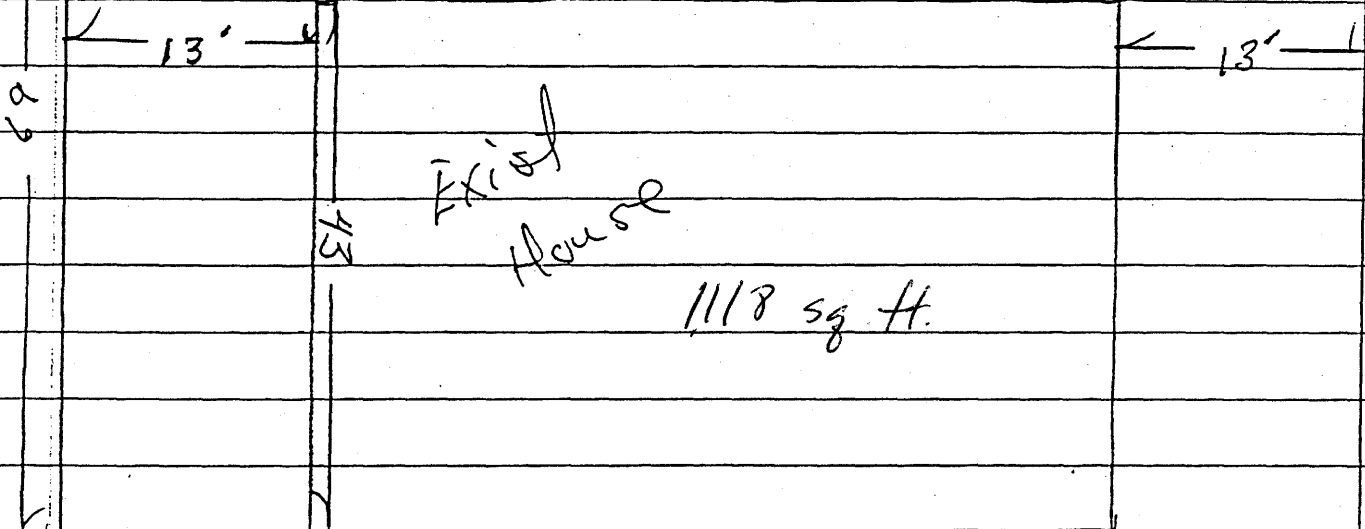
9-1-94

ACCEPTED Tom Dixon

50'

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.

No commercial use in shops



Exist House

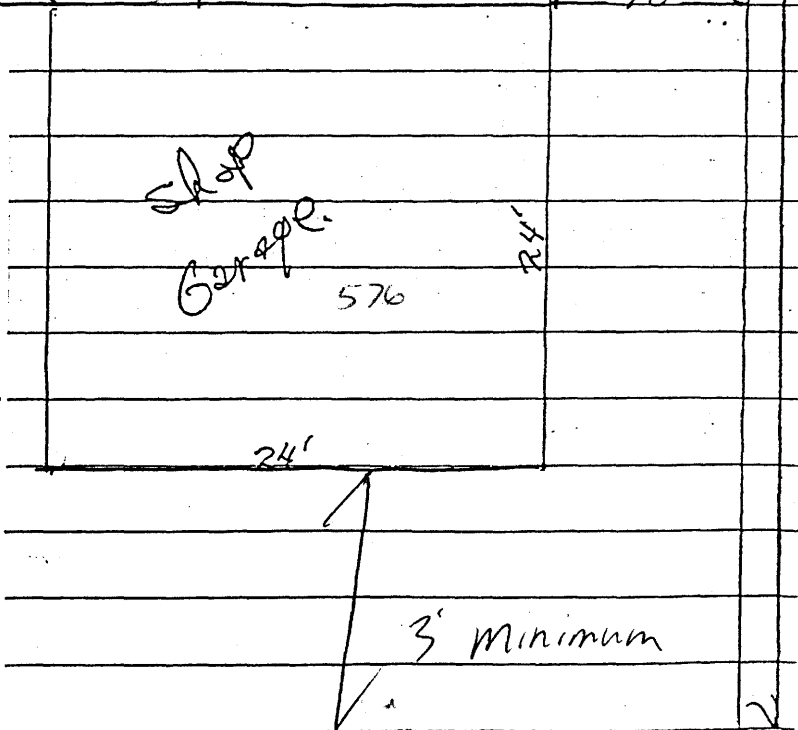
1118 sq. ft.

2x2 TBM Elev. 4550.38

147 94 Original Do NOT Remove From Office

ENGINEER'S CERTIFICATE

I, Wallace E. Beedle, a Professional Engineer, licensed under the laws of the State of Colorado, do hereby state that the elevation of the garage site at 511 Rockaway is 2.08 feet above the 100-year flood event elev. of 4556.3 as given by the Corps of Engineers, Flood Hazard Study, Nov., 1976. The ground elevation (sea level datum) of the garage site is 4558.38 as determined by a differential level circuit supervised by myself. The floor of the proposed garage may be placed at an elevation of 4557.3 or higher in compliance with 5-8-4 C2

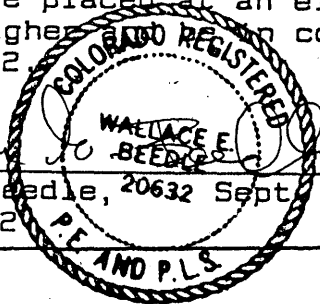


Shop Garage

576

3' Minimum

Wallace E. Beedle
 Wallace E. Beedle, 20632 Sept 1, 1994
 E, PLS 20632



All