

FEE \$ 5.00

BLDG PERMIT NO. 48890

*paid with  
floodplain permit*

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

10.4 94

### THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 523 Rockaway TAX SCHEDULE NO. 2945-154-27-010  
 SUBDIVISION Crawford Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24 X 30  
 FILING \_\_\_\_\_ BLK 3 LOT 5 & 6 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Eudoro & Mary Morfin NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 523 Rockaway  
 (1) TELEPHONE 243-4398 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Murray Massier USE OF EXISTING BLDGS home  
 (2) ADDRESS 2764 Compass Dr #208 DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 241-8182 Detached garage

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 R5F-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20 from property line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2  
 Side 3 from PL Rear 3 from PL Special Conditions Building will be elevated to  
 above 100 yr. floodplain  
 Elevation Certificate must be completed  
 prior to final sign off by Building Dept.  
 Maximum Height \_\_\_\_\_  
See floodplain permit 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 Murray Massier Date 6-8-94  
 Department Approval Kathy Porter Date 6/8/94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 1006-0100-03-8  
 Utility Accounting Richard Shaw Date 6-8-94

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

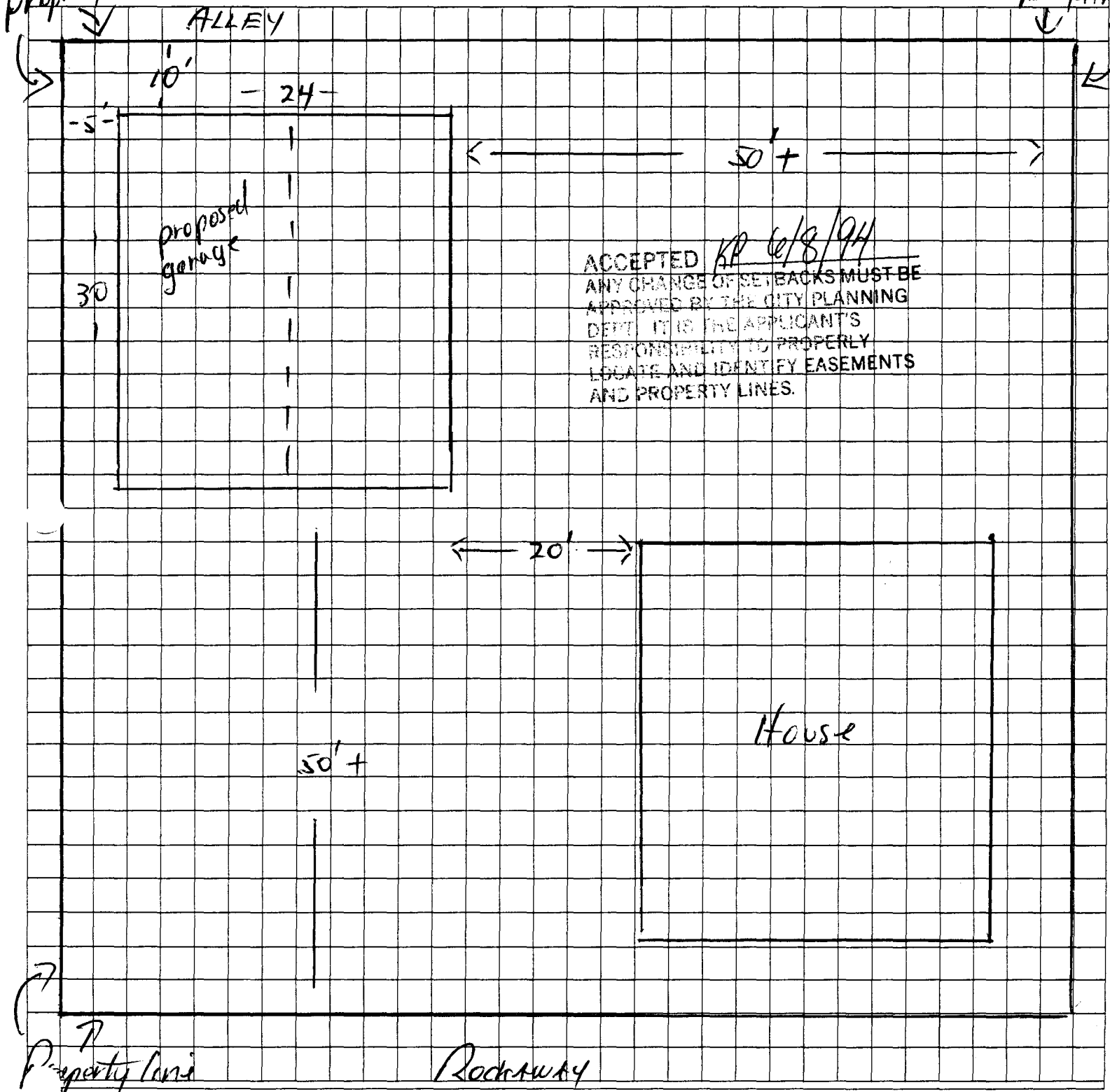
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DATE \_\_\_\_\_

NAME \_\_\_\_\_

SS 523 Rockaway

CITY Grand Junction CO 81505 PHONE \_\_\_\_\_



NO VERBAL AGREEMENTS RECOGNIZED

By \_\_\_\_\_ Purchaser \_\_\_\_\_

By \_\_\_\_\_ Co-Purchaser \_\_\_\_\_

WORK SHEET

104 97

DATE \_\_\_\_\_

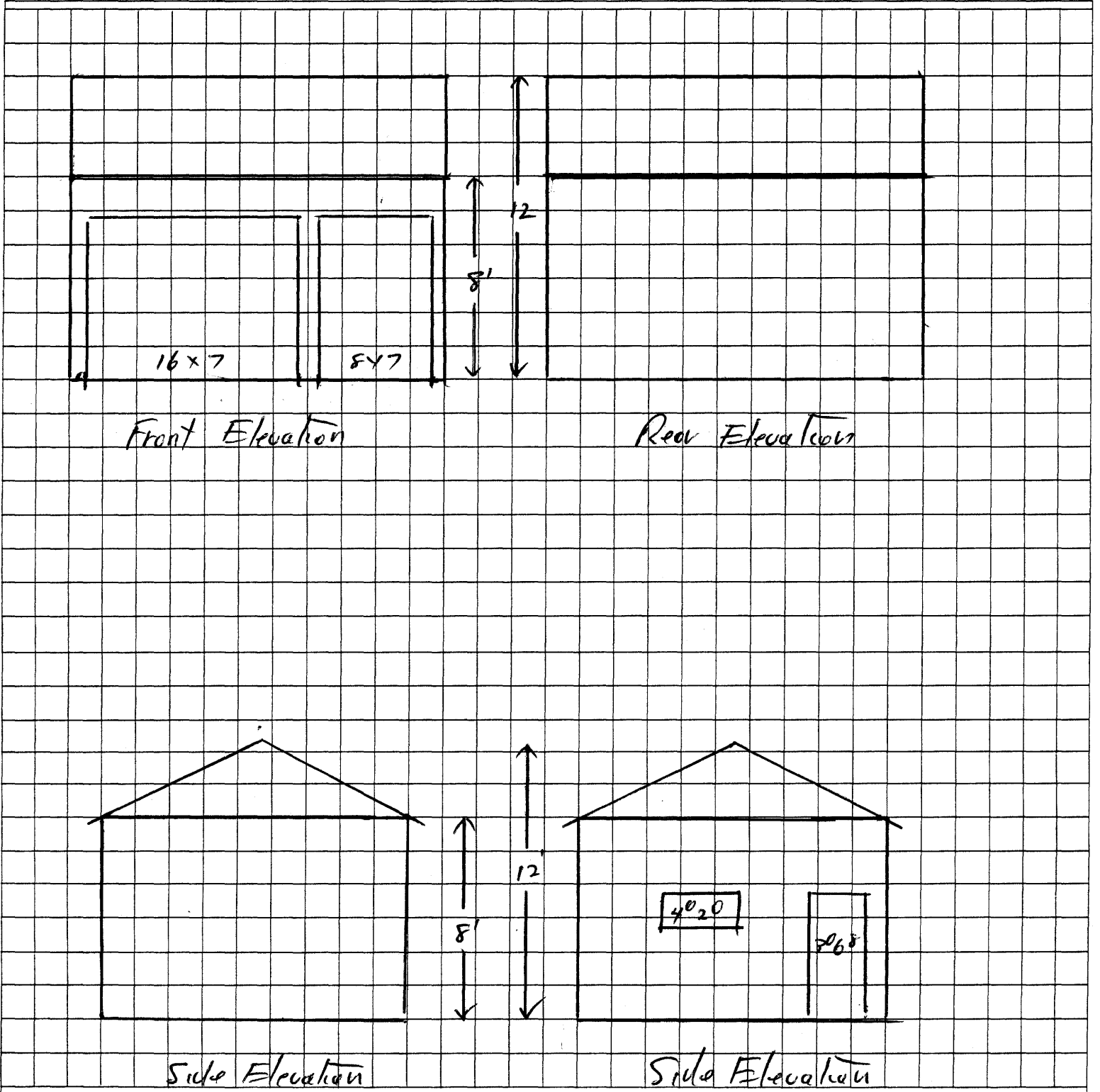
NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ PHONE \_\_\_\_\_

523 Rockaway  
Grand Junction

Original  
Do NOT Remove  
From Office



NO VERBAL AGREEMENTS RECOGNIZED

By \_\_\_\_\_ Purchaser \_\_\_\_\_

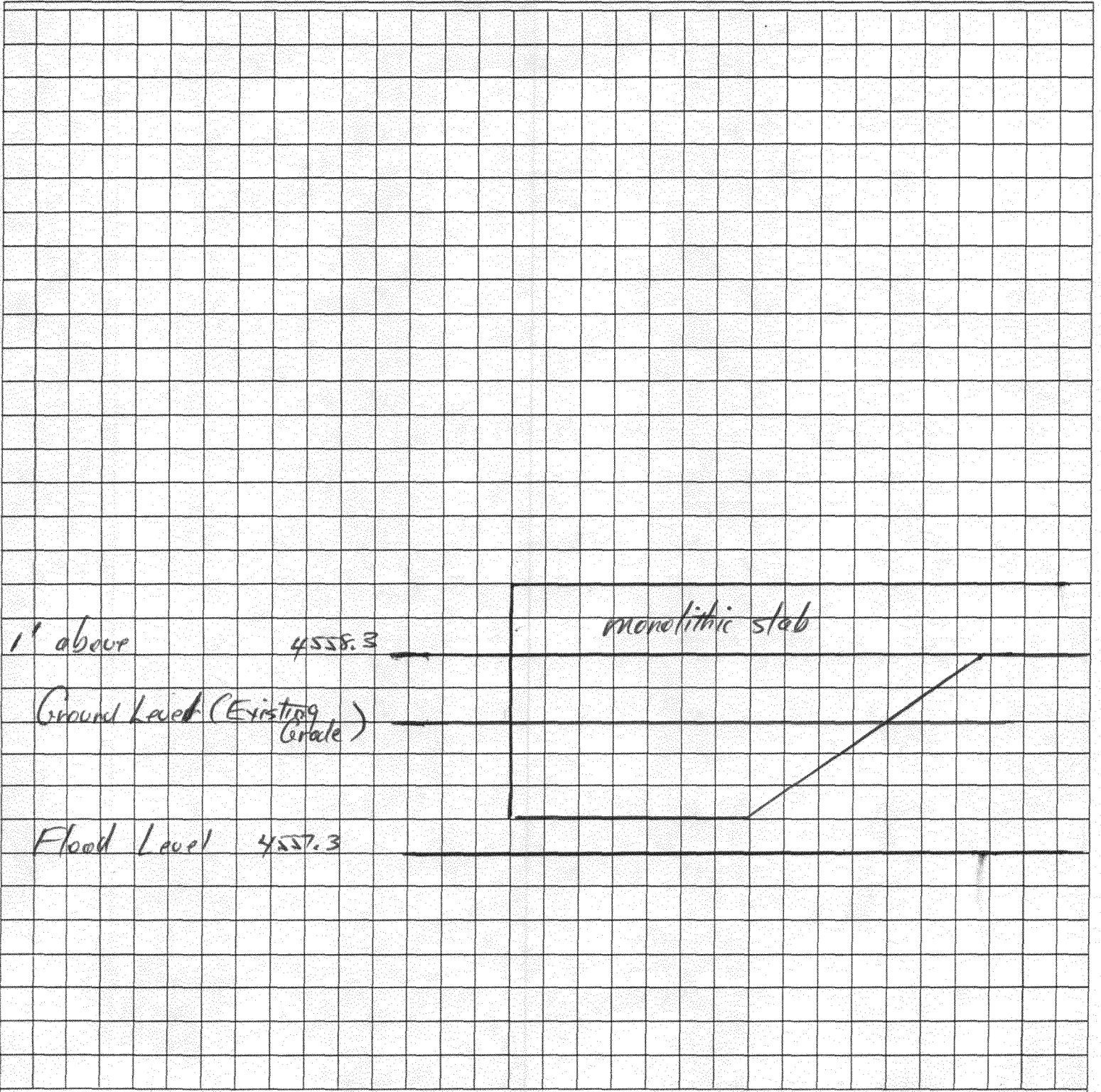
By \_\_\_\_\_ Co-Purchaser \_\_\_\_\_

WORK SHEET

104 94

DATE Original  
Do NOT Remove  
From Office

NAME \_\_\_\_\_  
ADDRESS 523 Rockaway  
CITY Grand Junction PHONE \_\_\_\_\_



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By \_\_\_\_\_ Purchaser \_\_\_\_\_  
By \_\_\_\_\_ Co-Purchaser \_\_\_\_\_

# CITY OF GRAND JUNCTION FLOODPLAIN PERMIT

104 94

APPLICANT: REPUBLIC GARAGES

MAILING ADDRESS 2764 Compass Dr. # 208  
Grand Junction, Co. 81506

TELEPHONE: Home ( ) Work (303) 241-8182

OWNER (If different than applicant): Eudoro + Mary Martin

MAILING ADDRESS 523 Rockaway  
Grand Junction Co. 81505

TELEPHONE: Home (303) 243-4398 Work ( )

COMMON LOCATION OF PROJECT SITE: 523 Rockaway  
(STREET ADDRESS)

MESA COUNTY ASSESSOR'S TAX PARCEL NO: 2945-154-27-010

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

RIVER, STATION: COLORADO RIVER STA 385+90

ELEVATION OF THE 100 YEAR FLOOD EVENT: 4556.3

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

ENGINEER: BANNER ASSOCIATES, INC., DONALD G. PETTYGROVE

MAILING ADDRESS 2777 CROSSROADS BLVD.  
GRAND JUNCTION, CO 81506

TELEPHONE: Work (303) 243-2242

**TO BE COMPLETED BY STAFF:**

DATE REC'D 6/8/94 RECEIPT NO. 1290

FILE NO. \_\_\_\_\_ FEE 125.00

REQUIRED DOCUMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_