

FEE \$ 50.00 - Floodplain Permit  
 TCP \$ \_\_\_\_\_

BLDG PERMIT NO. 56284

FLP-96-126

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

1005-1930-10-4  
 BLDG ADDRESS 507 W. Ute Avenue TAX SCHEDULE NO. 2945-154-24-002  
 SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720  
 FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 900  
 (1) OWNER Richard + Rita Lucero NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 507 W. Ute Avenue  
 (1) TELEPHONE (970) 243-0133 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Same as Owner USE OF EXISTING BLDGS Residence  
 (2) ADDRESS " " " DESCRIPTION OF WORK AND INTENDED USE: To  
 (2) TELEPHONE " " " construct a new 24' x 30' 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 \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
Accessory structure on rear half of parcel  
 Side 3 from PL Rear 3 from PL  
 Maximum Height 32  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions Floodplain Permit issued  
 CENS.T. 9 T.ZONE 43 ANN# 6

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).

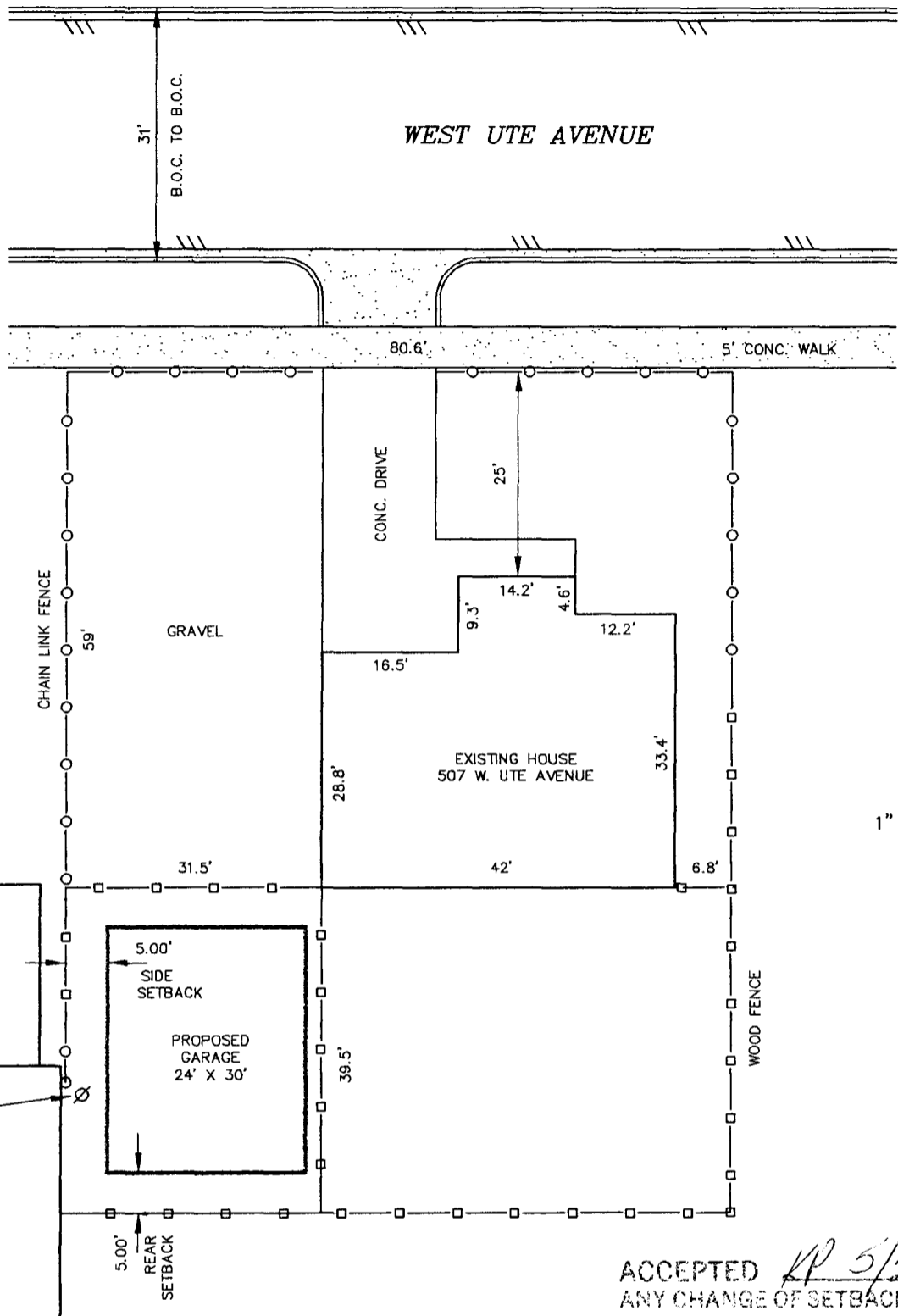
Applicant Signature Rita Lucero Date 5/21/96  
 Department Approval Kathy Parker Date 5/21/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - NO change in S/F use

Utility Accounting Mellie Joubert Date 5-21-96

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

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



*Floor of garage must be at an elevation of 4556.1 or higher*

PLOT PLAN

ACCEPTED *RP 5/21/96*  
 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.

Fee ~~\$125.00~~  
\$ 50.00

# CITY OF GRAND JUNCTION FLOODPLAIN PERMIT

APPLICANT: Richard and Rita Lucero

MAILING ADDRESS 507 W. Ute Avenue  
Grand Junction, CO 81501

TELEPHONE: Home ( 970 ) 243-0133 Work ( )

OWNER (If different than applicant): \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_  
\_\_\_\_\_

TELEPHONE: Home ( ) Work ( )

COMMON LOCATION OF PROJECT SITE: 507 W. Ute Avenue  
(STREET ADDRESS)

MESA COUNTY ASSESSOR'S TAX PARCEL NO: 2945-154-24-002

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

RIVER, STATION: Colorado River 385 + 75

ELEVATION OF THE 100 YEAR FLOOD EVENT: 4555.1

DETERMINED FROM: ( X ) 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, CO 81506

TELEPHONE: Work ( 970 ) 243-2242

## TO BE COMPLETED BY STAFF:


DATE REC'D 5/20/96 RECEIPT NO. \_\_\_\_\_


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

REQUIRED DOCUMENTS: Complete -- Floodplain Permit issued based on  
information supplied by Banner  
Associates.

## Engineers 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 507 W. Ute Avenue is 2.25 feet, above the 100-year flood event elevation of 4555.1 is given by the Corps of Engineers, Flood Hazard Study, Nov., 1976. The ground elevation (sea level datum) of the garage site is 4557.35 as determined by a differential level circuit supervised by myself. The floor of the proposed garage may be placed at an elevation of 4556.1 or higher and be in compliance with 5-8-4 C2.

  
Wallace E. Beedle, Partner, **WALLACE E. BEEDLE ASSOCIATES, Inc.**  
P.E., P.L.S. 20632



Date May 16, 1996