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BLDG PERMIT NO. 07405

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 411 Rockaway TAX SCHEDULE NO. 2945-154-27-031
 SUBDIVISION Crawford's Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 540
 FILING - BLK 3 LOT 21,22 SQ. FT. OF EXISTING BLDG(S) 896
 (1) OWNER John Waters NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 411 Rockaway
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 255-1074
 (2) APPLICANT _____ USE OF EXISTING BLDGS residence
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ new attached garage

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions garage use only
 Maximum Height 32' CENSUS 1401 TRAFFIC 94 ANNEX# _____

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).

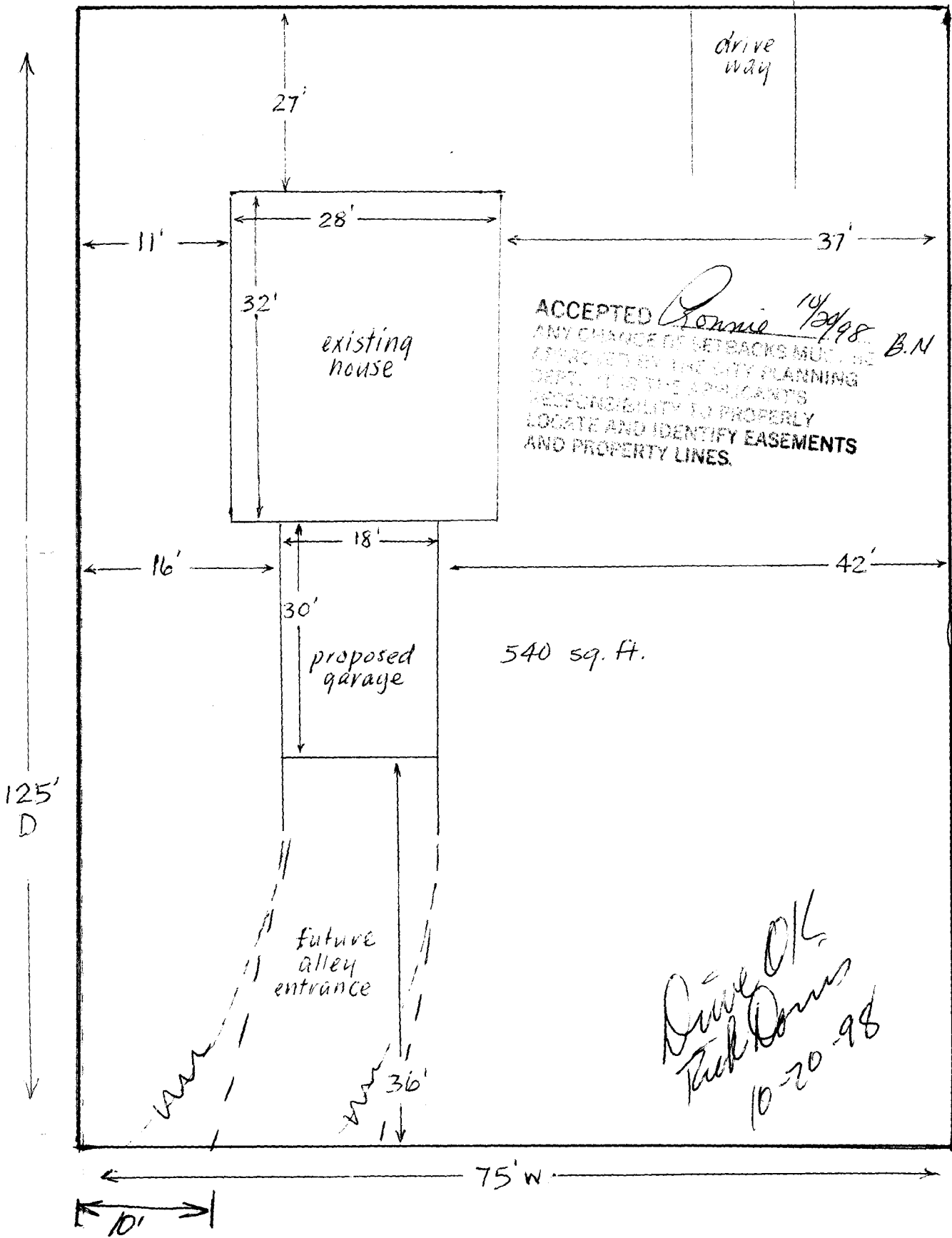
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature John Waters Date 10-19-98
 Department Approval Ronnie Edwards Date 10-20-98
Bill Hebecker
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting Karina Date 10/20/98

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)

← N 411 Rockaway St.



ACCEPTED *Ronnie 10/20/98* B.N.
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.

*Drive O/K
Tuck Downs
10-20-98*

Floodplain Exemptions

1. 411 Rockaway
building address

2. 2945-154, 27-031
tax schedule #

3. 080117 0006E
Community-Panel Number from Flood Insurance Rate Map (FIRM)

4. Zone X and AE
Floodplain Zone as shown on FIRM

5. John Waters
owner or applicant (shown on planning clearance)

6. 255-1074
telephone #

7. 896
square foot of home (before construction)

8. 540
square foot of addition

9. \$35,000.00
value of home (before construction)

10. \$6,200.00
value of addition

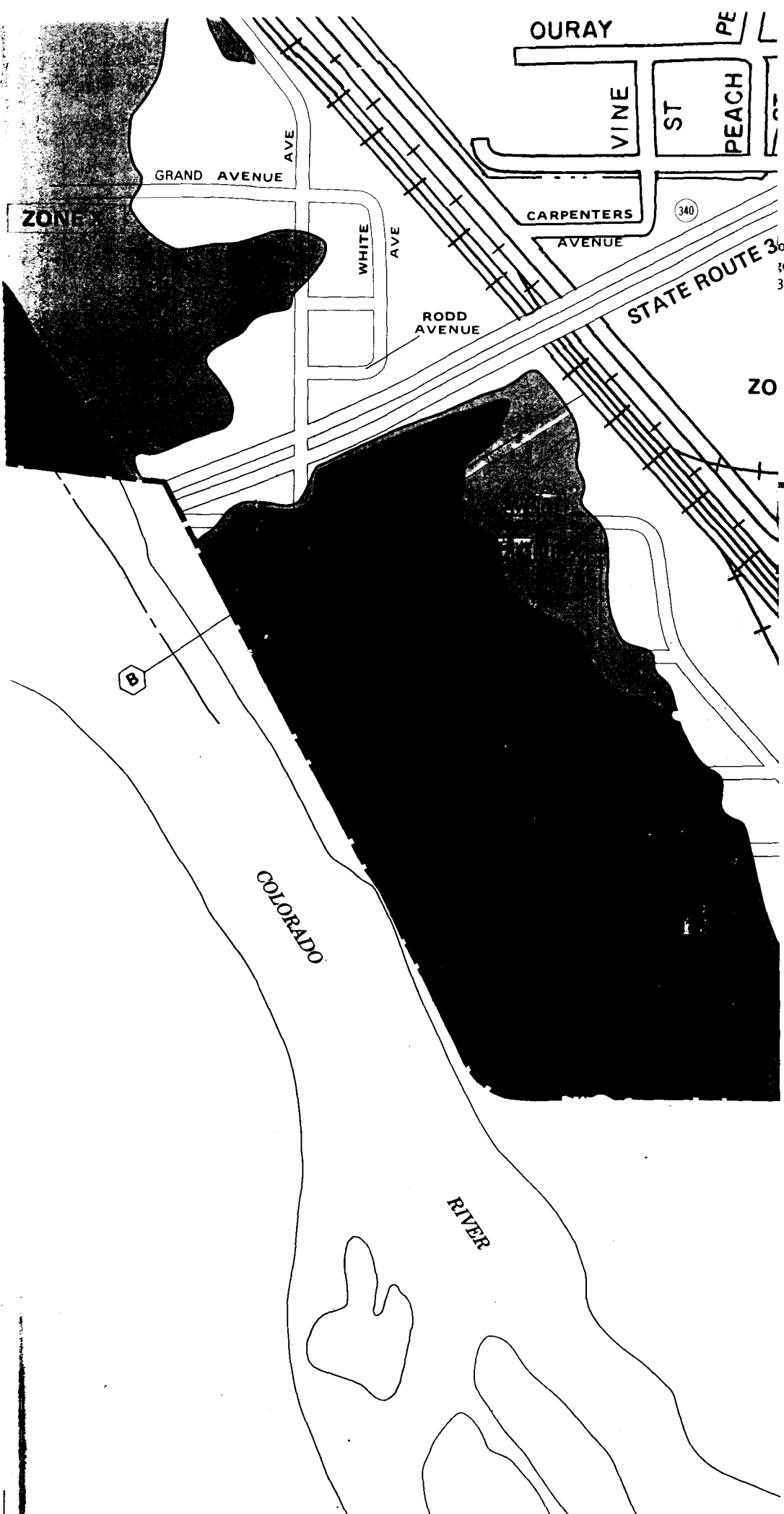
Notes:

- Value of addition must be less than 50% of value of home for an exemption.
- Gross or net square footage may be used but must be consistent for items 7 & 8.
- Value may be determined from any reliable source, such as an appraisal, tax assessor information, or a realtor or contractors estimate. FEMA doesn't have a standard for which source is used.
- Flood Insurance Rate Maps (FIRM) and tax schedule numbers are available at the Community Development Department at 250 North 5th Street.
- If an addition or improvement to a residential structure is not "substantial" per the definition in 5-8-2, neither an elevation certificate or a floodplain permit is required. However, note on the planning clearance that the improvement is located in the floodplain but is exempt from floodplain requirements.

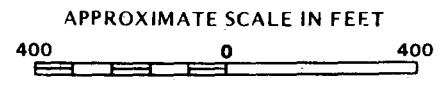
To the best of my knowledge, the information provided above is true and correct. I have read the requirements for floodplain exemptions and based on the value of the proposed construction being less than 50% of the value of the structure before start of construction, this construction is exempt from floodplain regulations.

John Waters
owner or applicant

10-13-98
date



To determine if flood insurance is available, contact an agent or call the National Flood Insurance Program 38-6620.

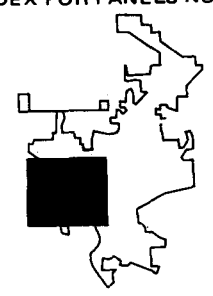


NATIONAL FLOOD INSURANCE F

FIRM [REDACTED]
FLOOD INSURANCE [REDACTED]

[REDACTED] OF
GRAND JUNCTI
COLORADO
MESA COUNTY

[REDACTED]
 (SEE MAP INDEX FOR PANELS NOT F



PANEL LOCATION

COMMUNITY-PAK NU
 080117 0

MAP REV
 JULY 15

