

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 73156

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

94 ~~_____~~

BLDG ADDRESS 677 30 Road TAX SCHEDULE NO. 2943-051-68-003

SUBDIVISION Partners Minor Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING BLK — LOT #3 SQ. FT. OF EXISTING BLDG(S) 30x42

(1) OWNER James D & Nancy F Gerbert NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS 3072 Grosbeck Ct GJ 81504 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970 434-6044

(2) APPLICANT James D & Nancy F Gerbert USE OF EXISTING BLDGS Small House & Storage at one time. This Bldg is boarded up at this time

(2) ADDRESS 3072 Grosbeck Ct GJ 81504 DESCRIPTION OF WORK AND INTENDED USE: Replace damaged cinder blocks. Remove inside non bearing walls. Close in porch. Use for Garage / Storage.

(2) TELEPHONE 434-6044

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-R

Maximum coverage of lot by structures 25%

SETBACKS: Front 20' from property line (PL)
 or 0' from center of ROW, whichever is greater

Parking Req'mt 2

Side 50' from PL, Rear 50' from PL
 Maximum Height 32'

Special Conditions _____

CENSUS 11 TRAFFIC 45 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 James D Gerbert Nancy F Gerbert Date 6-10-99

Department Approval X. Valdez Date 10-18-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____

Utility Accounting Wolfe Overholt Date 10-18-99

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

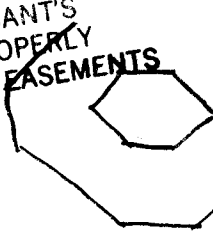
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Seibert 677 30 Rd North

D = 627.27

ACCEPTED 6-18-99
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.

Done OK
Tuck Down
6-18-99



S = 379.81 feet

X = 30 feet

F3 = 33 feet Right of Way 30 Road

F3 = Irrigation Easement 15 feet

B = 540.27

X = 42 feet

Existing Structure 42 x 30
1260 Sq feet

F3 = 57 feet
90' to ROW

Aprox 15 to 18 feet Height

Curb & Gutter are on the other side of 30 Road.
(The East side of 30 Rd)

F3 = 20 feet Irrigation Easement

W = 552.81

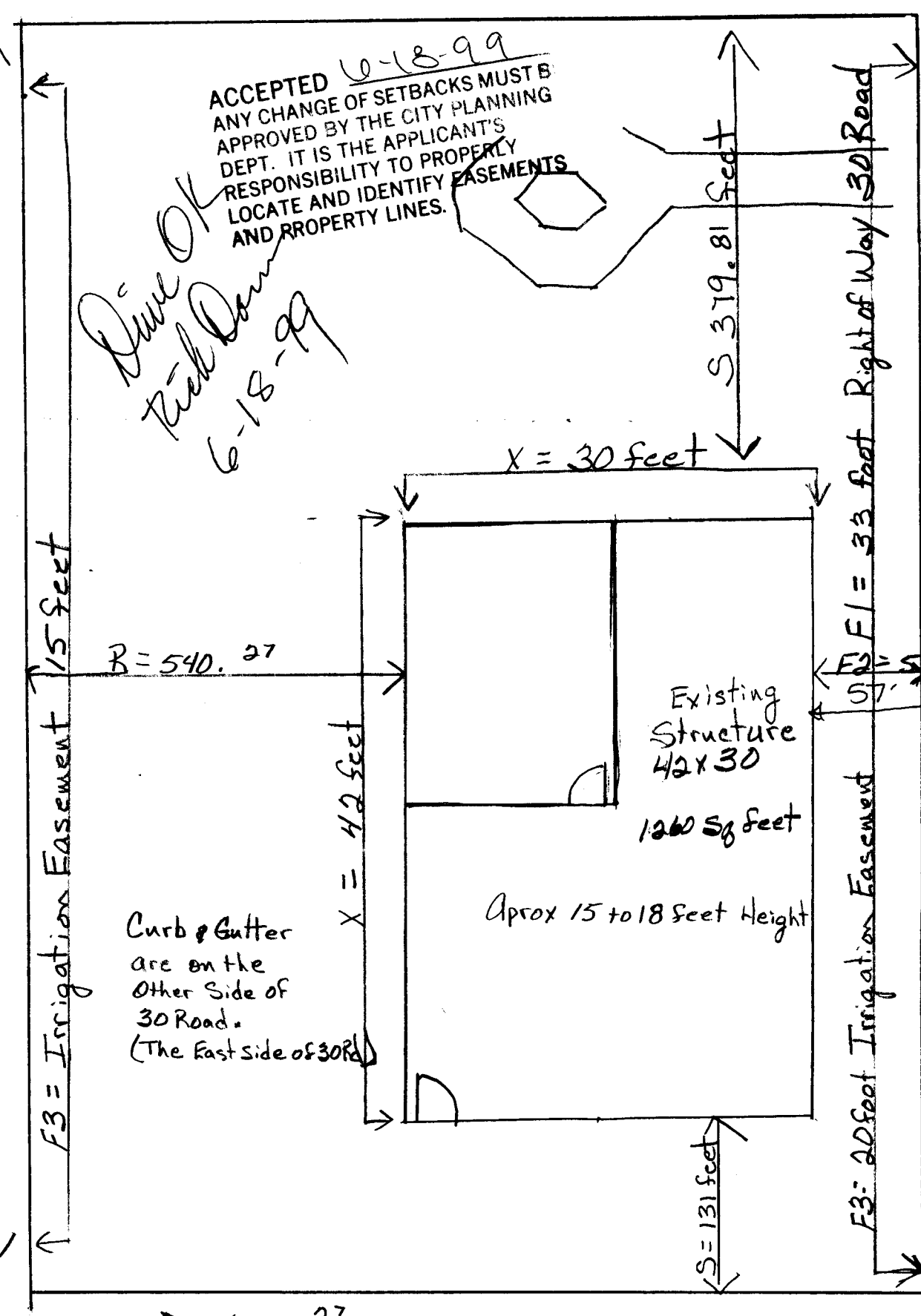
30 Road

S = 131 feet

D = 627.27

F3 = Drainage Easement 50 feet

W = 552.81



The existing building has had a new roof put on it recently. It has had some vandlized cinder blocks (broken out) The two outside "stall" hooking rooms have dirt floors while the house inside and the porch have concrete floors. All of this building is under the same roof structure. all of the roof trusses run east to west.

1. We would like to cinder block in the outside "stall" doors. ("A")
2. Remove walls ("B"), they run the same direction as the roof treses, they are not bearing walls.
3. Brick in "C" opening on North side of porch.
4. Side "D" of the Porch we would partly brick, and headered off for a garage door opening.
5. There would be a support with a header above it to add support, about middle way of the building
6. Another garage door opening

in wall "E", some bricks removed and a header put into place.

