

FEE \$ PD W/ MC-2003-222

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



TCP \$ NA

SIF \$ NA

Building Address 80 (ST) 2961 639 7th Street

No. of Existing Bldgs 3 Proposed 3

Parcel No. 2945-141-25-001

Sq. Ft. of Existing Bldgs _____ Proposed _____

Subdivision City

Sq. Ft. of Lot / Parcel 6

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name GARY & SHARON SNYDER

DESCRIPTION OF WORK & INTENDED USE:

Address 2427 BELLA POGO DR

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Detached Garage

City / State / Zip GJ Co 81503

*TYPE OF HOME PROPOSED:

APPLICANT INFORMATION:

Name NICK FRANAGAN

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Address 2372 J RD

City / State / Zip GJ Co 81505

NOTES: _____

Telephone 250 7244

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 PD

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)

Permanent Foundation Required: YES NO _____

Side Per Plan from PL Rear Per Plan from PL

Parking Requirement _____

Maximum Height of Structure(s) _____

Special Conditions _____

Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

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 [Signature] Date 12-23-03

Department Approval [Signature] Date 12/23/03

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

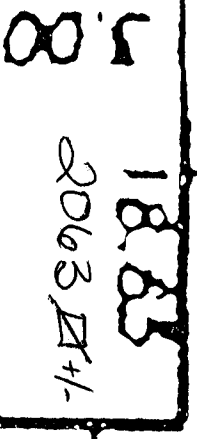
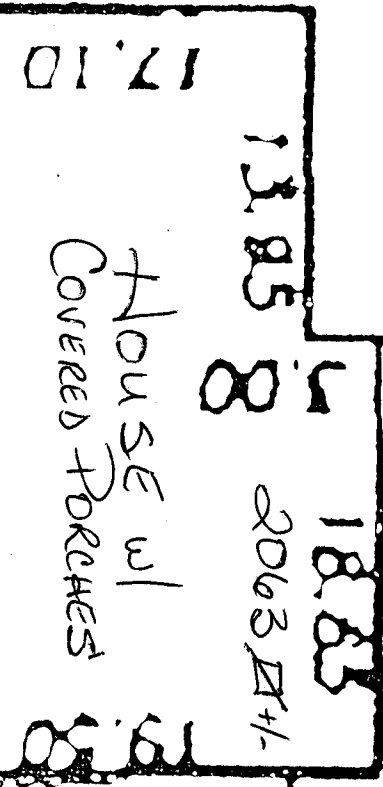
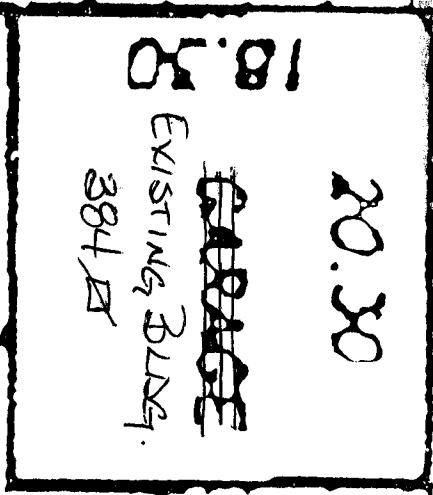
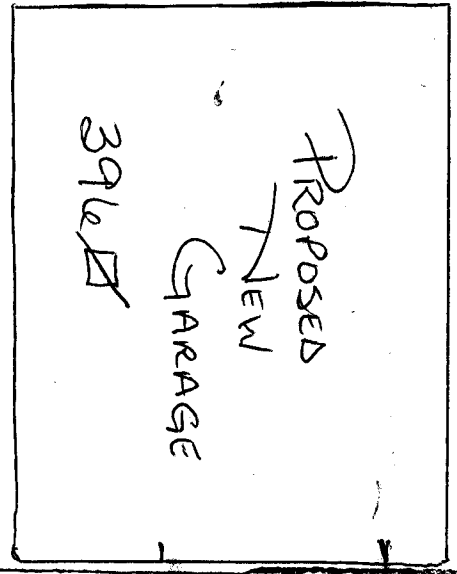
Utility Accounting [Signature] Date 12-23-03

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

N 90'00.00"

REVISED SITE PLAN

LOT COVERAGE = 2843 sq ft



DIG TREE

NEW DRIVEWAY

ALLEY

POWER POLE

GUNNISON AVE.

N 90'00.00"

ACCEPTED WVA 12/23/03
 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.

639 North 7th STREET
GARY & SHARON SNYDER

ATTENTION: KRISTEN ASHBECK

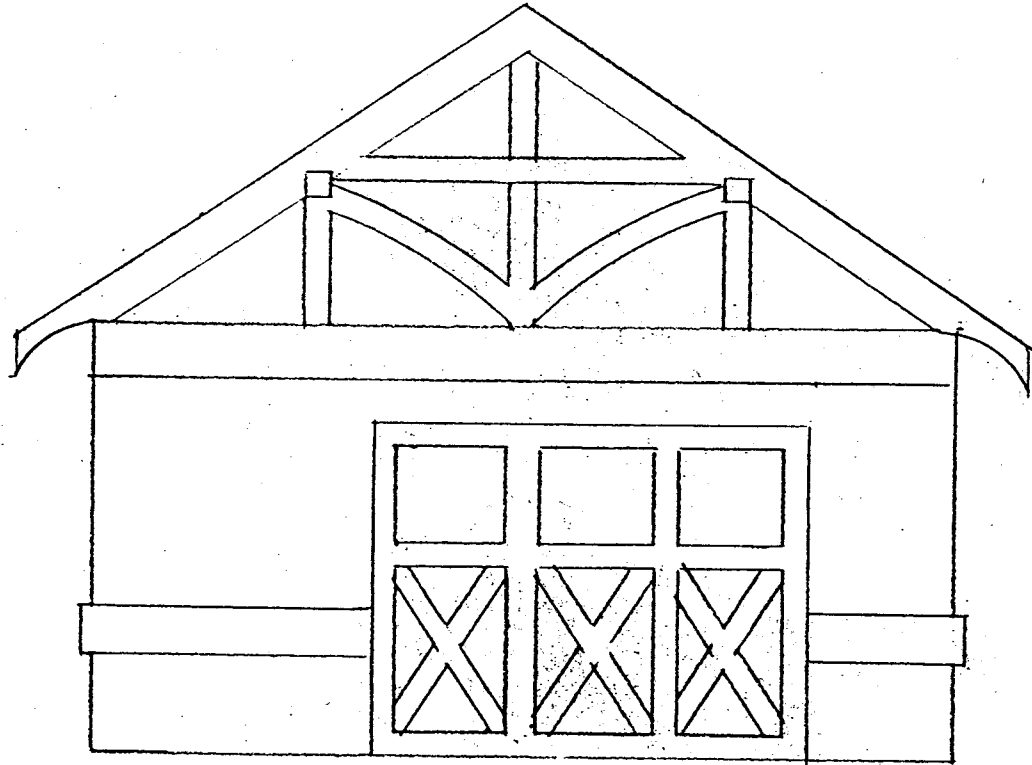
NOTES:

⇒ EXISTING GARAGE HAS BEEN CONVERTED TO A FINISHED ROOM. SIZE WAS NOT SUFFICIENT TO ACCOMMODATE A MODERN VEHICLE.

⇒ THE TREE MARKED FOR REMOVAL IS INTERFERING WITH POWER LINES

⇒ ACCESS INTO PROPOSED GARAGE COULD COME FROM GUNNISON AVE., HOWEVER, TO PRESERVE LANDSCAPING CHARACTER (THE HEDGE & GRASS) THE ALLEY WOULD PROVE TO BE BETTER ACCESS.

ACCEPTED UKA 12/23/03
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PROPOSED GARAGE

*EXTEIOR STUCCO WITH WOOD TRIM WINDOWS & DOORS PAINTED TO MATCH AS CLOSE AS POSSIBLE TO THE COLORS OF HOUSE & GARAGE

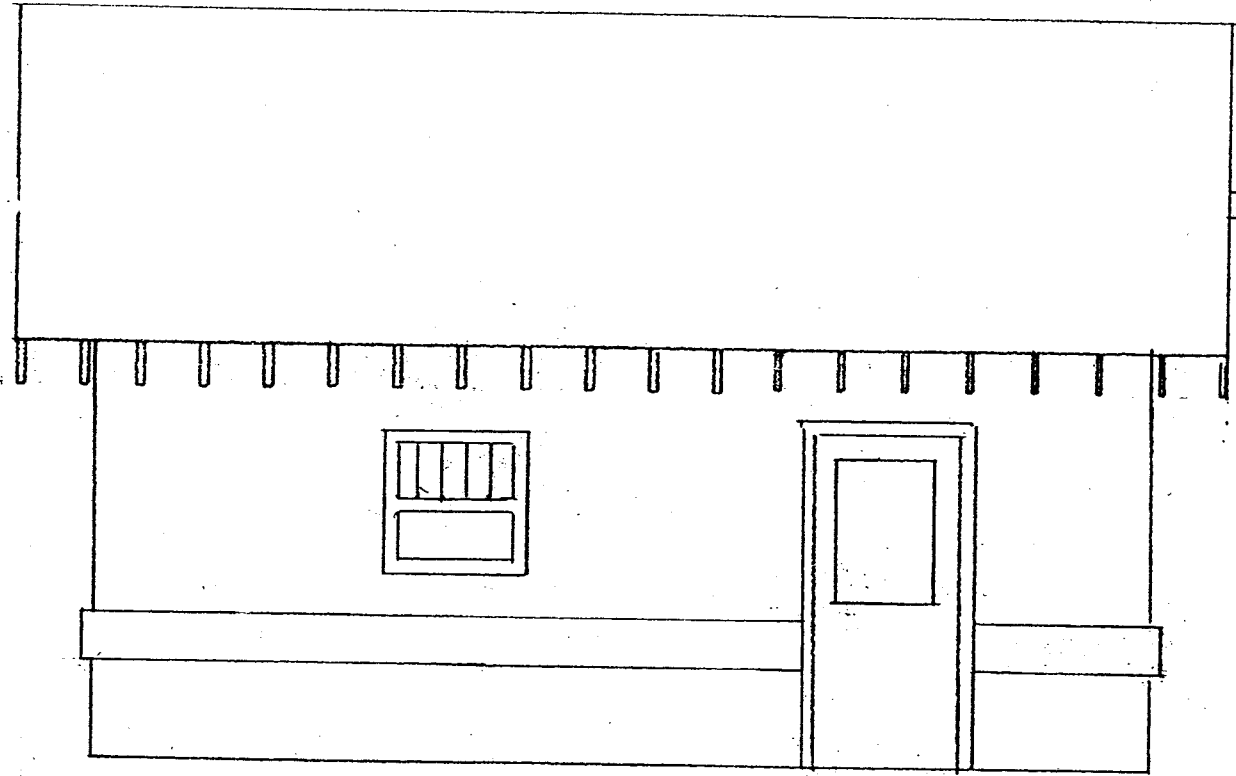
*ROOF TO MATCH GARAGE IF AVAILABLE

NORTH

639 N. 7th st

Snyder

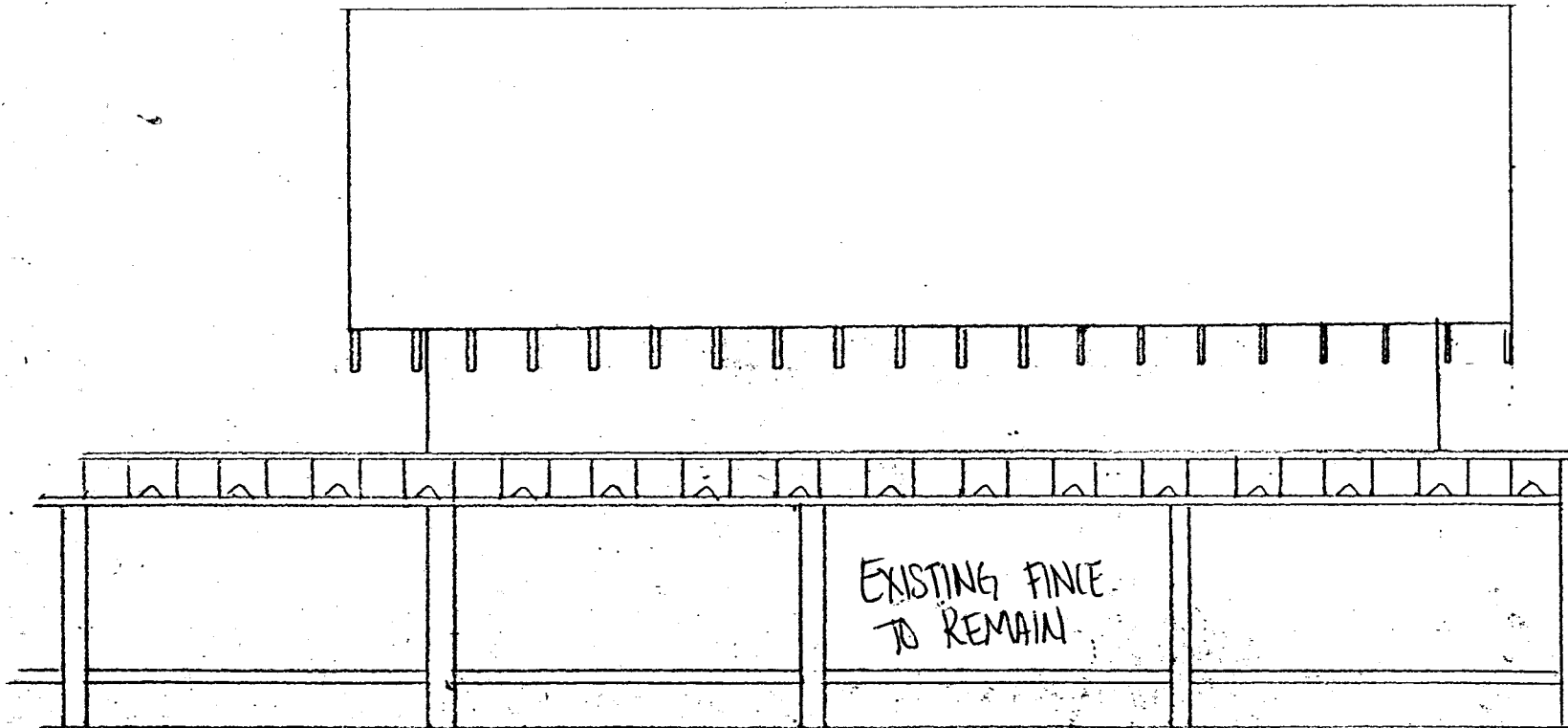
ACCEPTED KKA 12/23/03
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



EAST

PROPOSED GARAGE

ACCEPTED *KCA 1/23/03*
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.



West

PROPOSED GARAGE

ACCEPTED 106A 12/23/03
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
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AND PROPERTY LINES.