

2

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 88421



Your Bridge to a Better Community

BLDG ADDRESS 278 East Parkview Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 896
 TAX SCHEDULE NO. 2945-252-23-018 SQ. FT. OF EXISTING BLDGS 1200
 SUBDIVISION Parkview Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 2096
 FILING _____ BLK 1 LOT 16 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Vickie Stacy NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 278 East Parkview Dr USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 970-241-9211 DESCRIPTION OF WORK & INTENDED USE Garage
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 BMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 3' / 10' Easement from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 Vickie Stacy Date 2-28-03
 Department Approval C. Faye Gibson Date 2/28/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	Date <u>2/28/03</u>		

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)

East Fairview

Driveway

3.0' Easement
↓

Fence

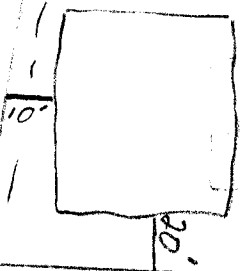
House

Fence

2/28/03

ACCEPTED C. Faye Gibson
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.

Orchard



2 1/2 Road



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

March 12, 2003

Ms. Vickie Stacy
278 East Parkview Dr.
Grand Junction, CO 81503

RE: Water main under proposed garage

Ms. Stacy,

It has come to the attention of the City's utility maintenance staff that the proposed garage currently being constructed on your property is located directly above a buried 8" water main. This water main is not located within the 10' utility easement along your south property line. Fortunately, the City's utility maintenance staff is intending to abandon this water main within the next year. Until the main is abandoned, you should be aware that, in the event of a break in this water main, the City can not be held responsible for any damages that may be incurred to the garage structure, whether the damages are a direct result of the main breakage and resulting flooding, or of the excavation and repairs that would be required to fix the main. However, you should also be aware that, if such a break does occur, the City would be more likely to simply abandon the main at that time, rather than fix it.

If you have any further concerns or questions regarding this matter, please contact my office at 244-1443.

Respectfully,

A handwritten signature in black ink, appearing to read "Eric Hahn".

Eric Hahn, PE
City Development Engineer

Cc: Trent Prall, City Utility Engineer
Butch Kissell, City Pipeline Maintenance Supervisor



PARKVIEW DR

VIEW DR

E PARKVIEW DR

27.5 ROAD

Building new garage
Need to inform
consequences of
stake
Per
Miles

