

FEE \$	70.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

84113 - 2368

Building Address 860 Oway Ave

No. of Existing Bldgs 3 No. Proposed 4

Parcel No. 2945-141-34-017

Sq. Ft. of Existing Bldgs 2024 Sq. Ft. Proposed 2264

Subdivision \_\_\_\_\_

Sq. Ft. of Lot / Parcel 6250

Filing \_\_\_\_\_ Block 63 Lot 17+18

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4700 x 11000 13400

Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name Richard L. Diether

**DESCRIPTION OF WORK & INTENDED USE:**

Address 860 Oway Ave P.O. Box 3093

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition
- Other (please specify): Shed - 12' x 20'

City / State / Zip Grand Junction, CO 81501

**APPLICANT INFORMATION:**

Name Richard L. Diether

**\*TYPE OF HOME PROPOSED:**

Address P.O. Box 3093

- Site Built
- Manufactured Home (HUD)
- Manufactured Home (UBC)
- Other (please specify): Pre-built shed

City / State / Zip Grand Junction CO 81502

NOTES: Shed w/ gable roof 

Telephone 970-255-1122 81502

**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 <u>RSF 8</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>8' (9th st. side)</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side _____ from PL Rear <u>5' (Alley)</u> from PL	Parking Requirement <u>NA</u>		
Maximum Height of Structure(s) _____	Special Conditions <u>NA</u>		
Voting District _____	Driveway Location Approval _____		
	(Engineer's Initials)		

**PAID**  
MAY 18 2006  
CNC

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 205, 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).

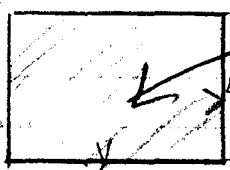
Applicant Signature Richard L. Diether Date 4/17/06

Department Approval Pat Cain Date 5/10/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Shed only</u>
Utility Accounting <u>Chloe</u>	Date <u>5-18-06</u>		

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)

Richard Diether  
860 Duray Ave.  
Grand Junction  
CO, 81501



Existing shed

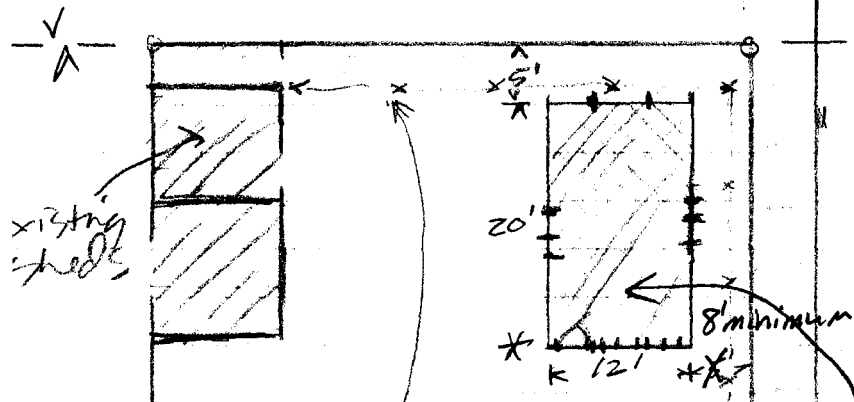
20' Alley ROW

Alley

5-18-06

Bygones Henderson

ACCEPTED  
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.



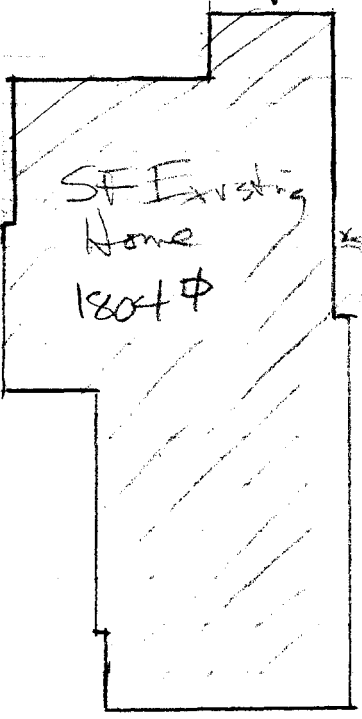
existing sheds

Proposed shed

Existing Chain-Link Fence

Sidewalk

125'



SF Existing Home  
1804  $\Phi$

5'   
 15'-6"   
 20'-6"

Parkway Strip

Center line  
9th St.

36'   
 18'

50' W x 125 DP = 6250  $\Phi$   
Lot Area

Duray Ave.

50'

Mr. Richard L. Diether  
P.O. Box 3093  
Grand Junction, CO 81502

May 10, 2006

Dear Mr. Diether,

Re: 860 Ouray Avenue

In reviewing your request with the appropriate department staff, and visiting the proposed project in the field, a reduction of the 9<sup>th</sup> Street setback to 5 feet cannot be supported for your proposed accessory building.

The proximity to the schools at 9<sup>th</sup> and Gunnison and the adjacent concrete alley that permits higher rates of speed, were factors in this decision. The department will, however allow the required 25 foot setback to be reduced to 8 feet. It is felt that the additional 3 feet will allow greater public safety in this particular instance.

The Planning Clearance has been modified to reflect this setback, and is ready to be picked up at the Community Development Department counter if you chose to proceed with the project.

If you have any questions regarding this notice, please feel free to contact me at (970) 244-1439.

Sincerely,



Pat Cecil  
Planning Services Supervisor  
Community Development Department  
City of Grand Junction  
patc@gjcity.org