

FEE \$	10
TCP \$	0
SIF \$	0

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

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

72473-5286  
 Existing Aect  
 Utilities Aect  
 6/25/08

Building Address 1340 N. 25th St.  
 Parcel No. 2945-124-23-003  
 Subdivision Houlton Resub  
 Filing \_\_\_\_\_ Block 2 Lot 17

No. of Existing Bldgs 1  
 22x22 Garage  
 Sq. Ft. of Existing Bldgs 484 Sq. Ft. Proposed 1900  
 Sq. Ft. of Lot / Parcel 3712  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2636 30%  
 Height of Proposed Structure 27

**OWNER INFORMATION:**  
 Name Joanne + Michael Florian  
 Address 481 Glen Road  
 City / State / Zip Grand Jct., CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**  
 Name Joanne + Michael Florian  
 Address Same

**\*TYPE OF HOME PROPOSED:**  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

City / State / Zip \_\_\_\_\_  
 Telephone 970-241-8715

NOTES: \_\_\_\_\_  
 \_\_\_\_\_

**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>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side <u>15</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>C</u>	Driveway Location Approval <u>PH</u> (Engineer's Initials)		

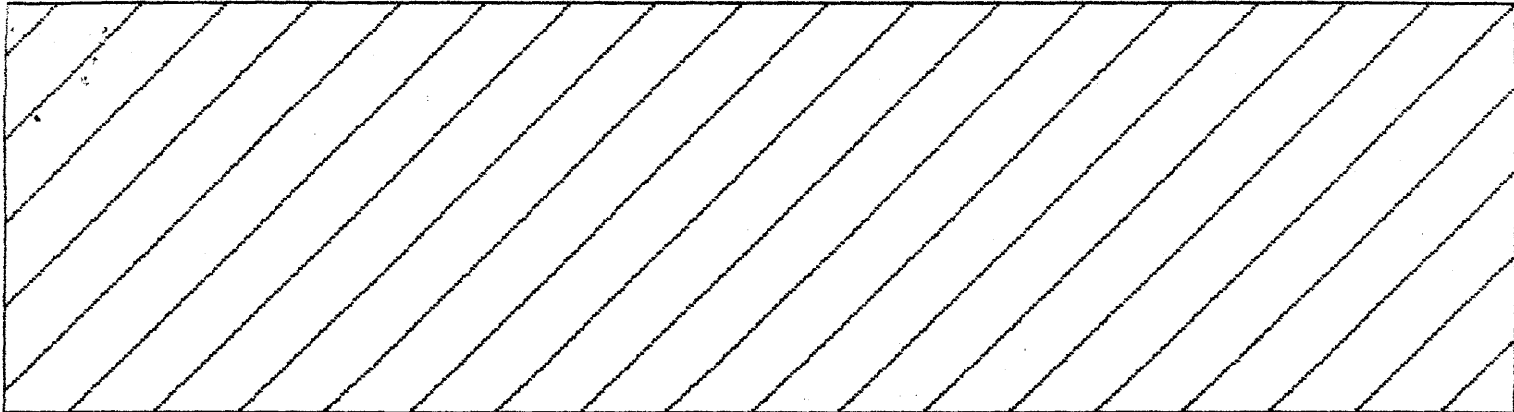
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Joanne Florian Date 6/23/08  
 Department Approval PH Lyndee Reynolds Date 6/25/08

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

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)



# FLORIAN RESIDENCE


1340 N. 25th Grand Junction, CO.

## INDEX TO DRAWINGS

SHEET NUMBER	CONTENTS
C1	SITE PLAN
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A2	UPPER LEVEL FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS

## CODE INFORMATION

ZONING	RSF 0
INTENDED USE	SINGLE FAMILY
FIRE RATING	NON-RATED

Sheet No. <b>C1</b>	Revisions	Date 1-12-08	 ASSOCIATED DESIGN PROFESSIONALS 724 Larkspur Way GRAND JUNCTION, COLORADO 81506 TELEPHONE (970) 240-8441
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<b>FLORIAN RESIDENCE</b> 1340 N. 25th Grand Junction, CO.
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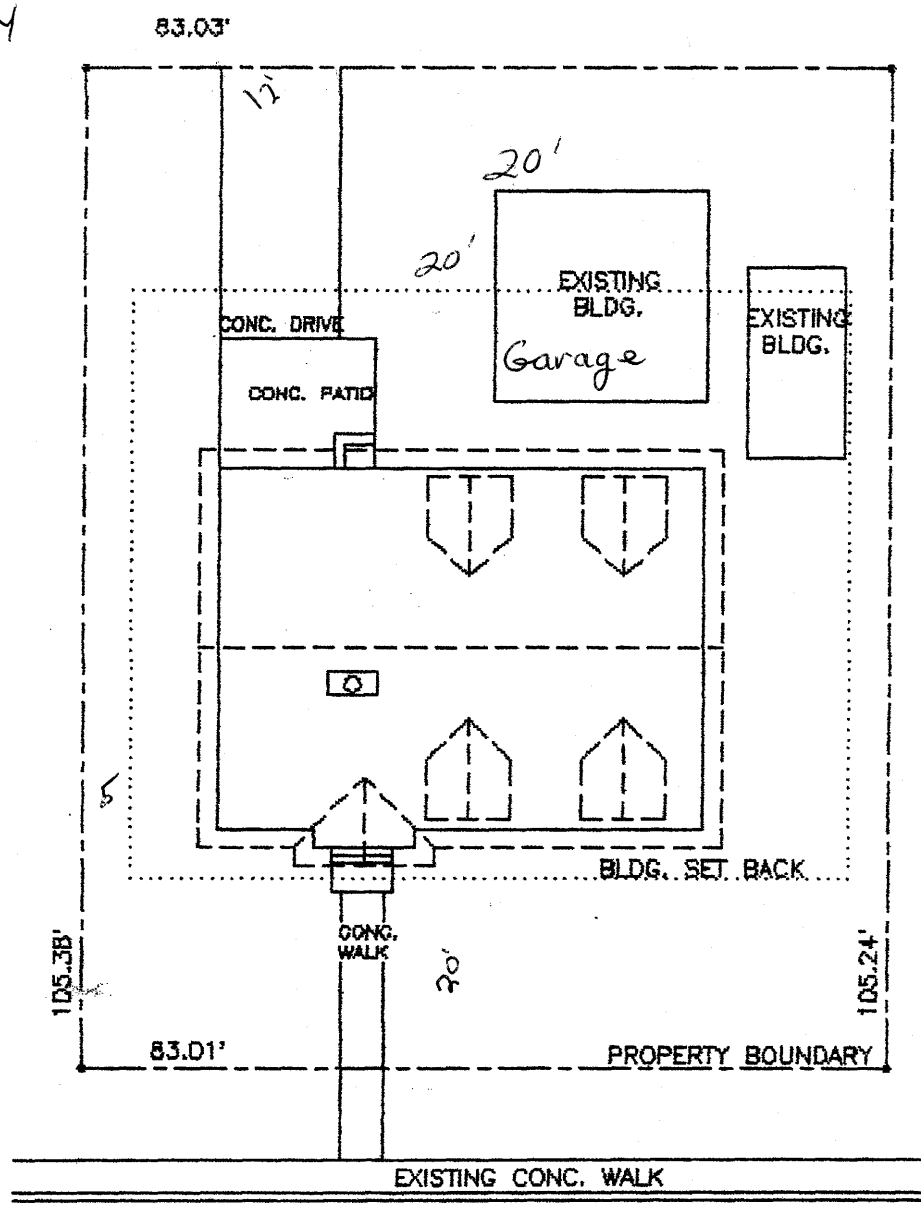
Alley

~~20~~ 20

400  
+ 1900  
+ 336  

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2635




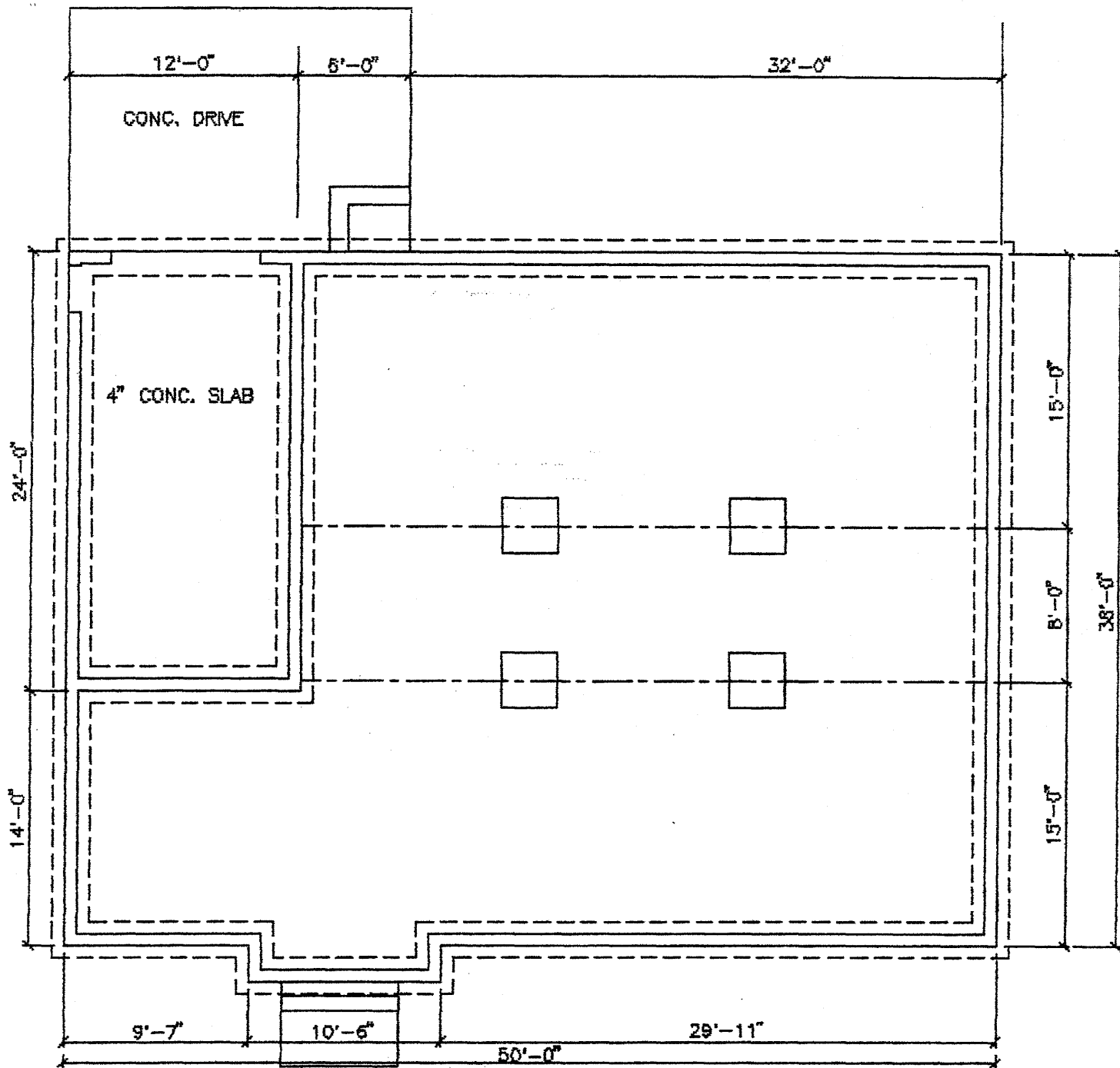
25th Street

ACCEPTED *PH*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

### SITE PLAN


1" = 20.0'

Sheet No. <b>C1</b>	Revisions	Date 1-12-08	 <p>ASSOCIATED DESIGN PROFESSIONALS 734 North Hwy GRAND JUNCTION, COLORADO 81506 TELEPHONE: (970) 246-8841</p>	<p><b>FLORIAN RESIDENCE</b> 1340 N. 25th Grand Junction, CO.</p>
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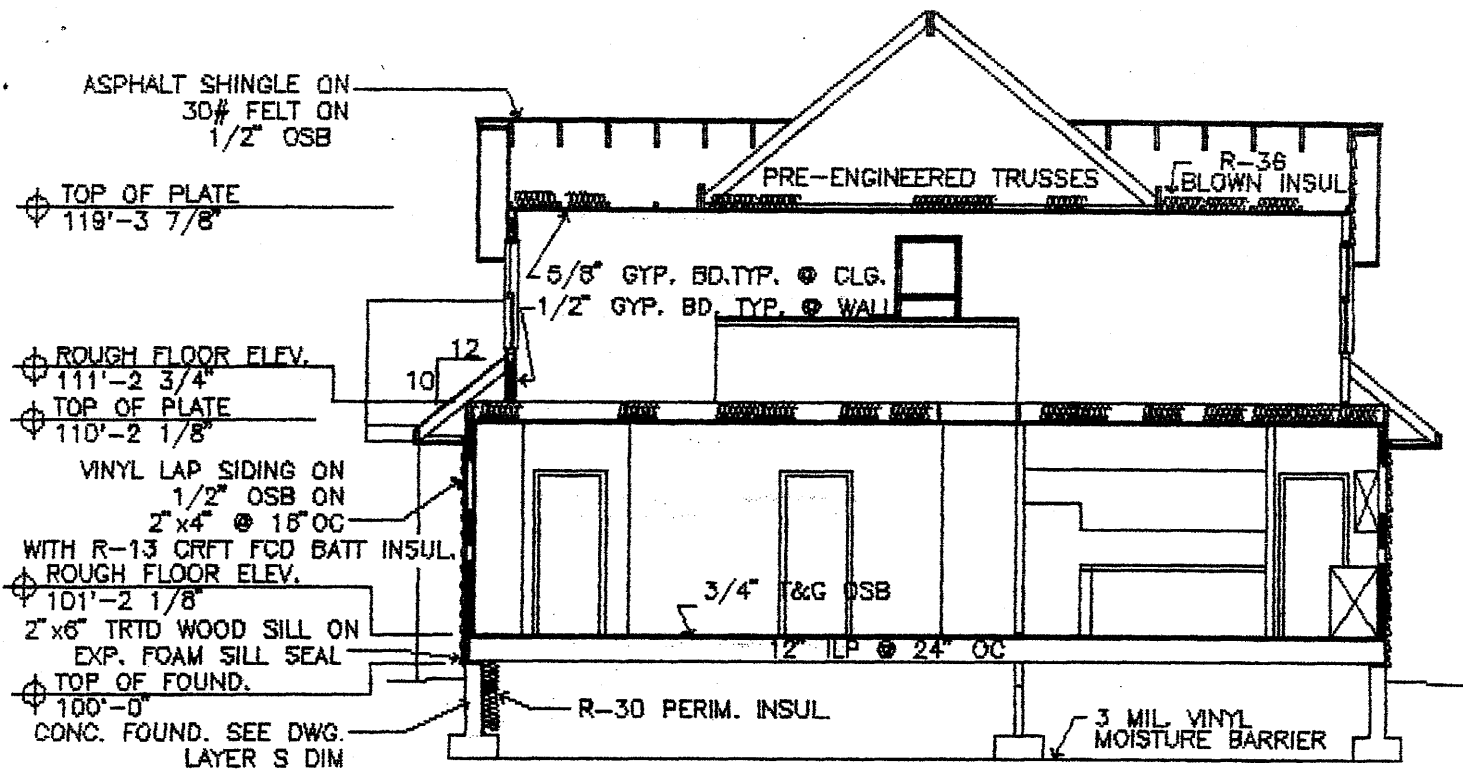


**FOUNDATION PLAN**

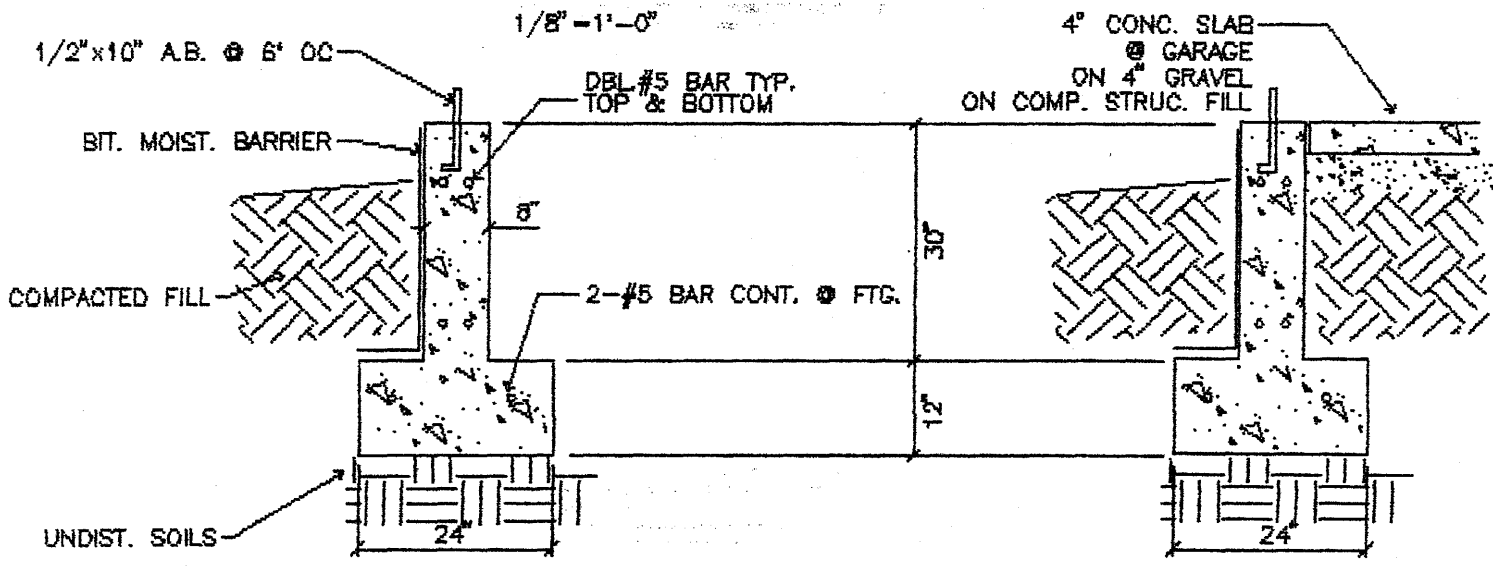
1/8" = 1'-0"

Sheet No. <b>S1</b>	Revisions	Date 1-12-08	 <p>ASSOCIATED DESIGN PROFESSIONALS          724 North 9th          GRAND JUNCTION, COLORADO 81505          TELEPHONE: (970) 249-8841</p>
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<p><b>FLORIAN RESIDENCE</b>          1340 N. 25th Grand Junction, CO.</p>
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**BUILDING SECTION**




**FOUND. DETAIL**

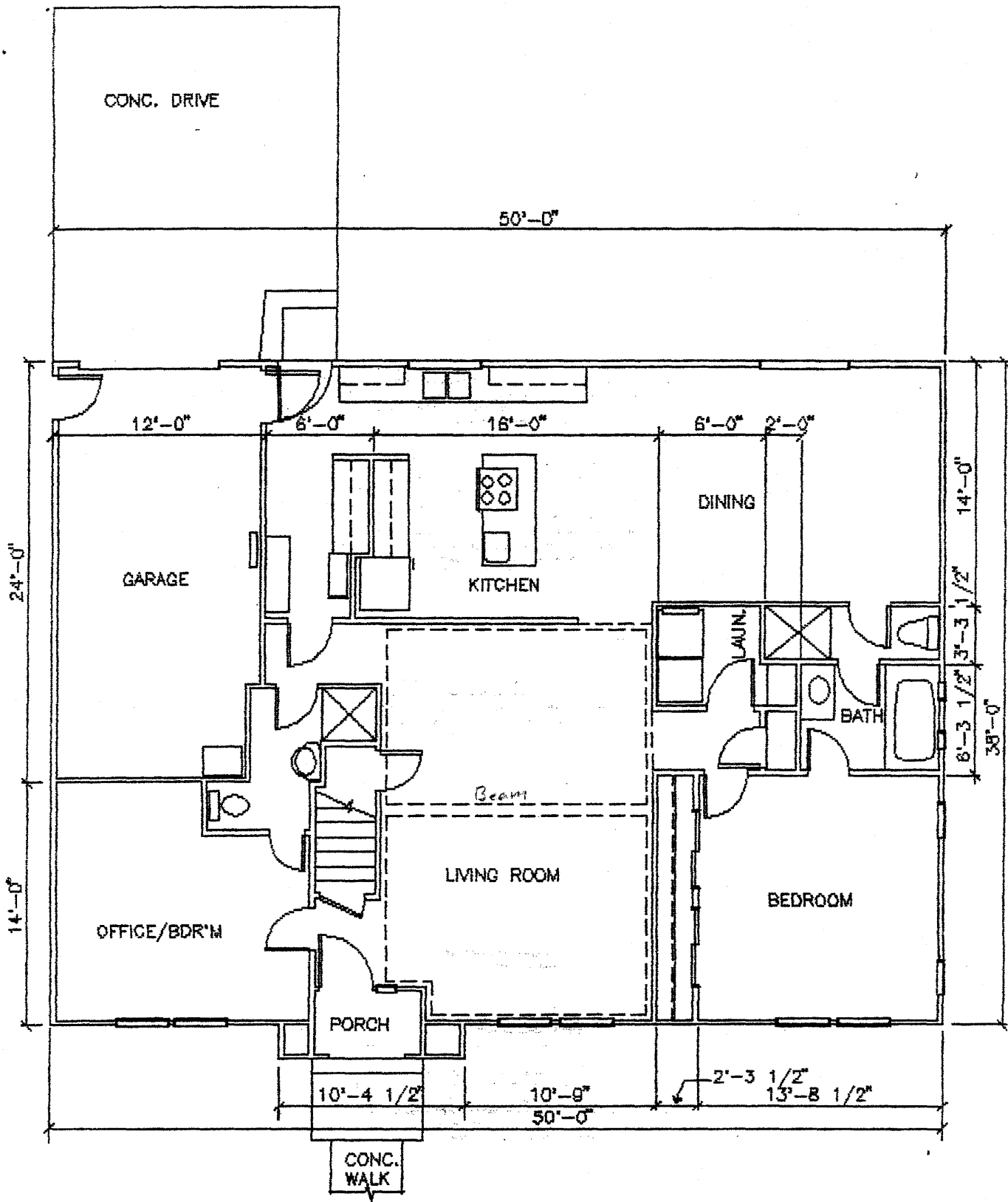
1/2" = 1'-0"

**FOUND. DETAIL**

1/2" = 1'-0"

Sheet No. <b>52</b>	Revisions	Date 1-12-08	 <b>ASSOCIATED DESIGN PROFESSIONALS</b> 724 North Way GRAND JUNCTION, COLORADO 81505 TELEPHONE: (970) 245-8841
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<b>FLORIAN RESIDENCE</b> 1340 N. 25th Grand Junction, CO.
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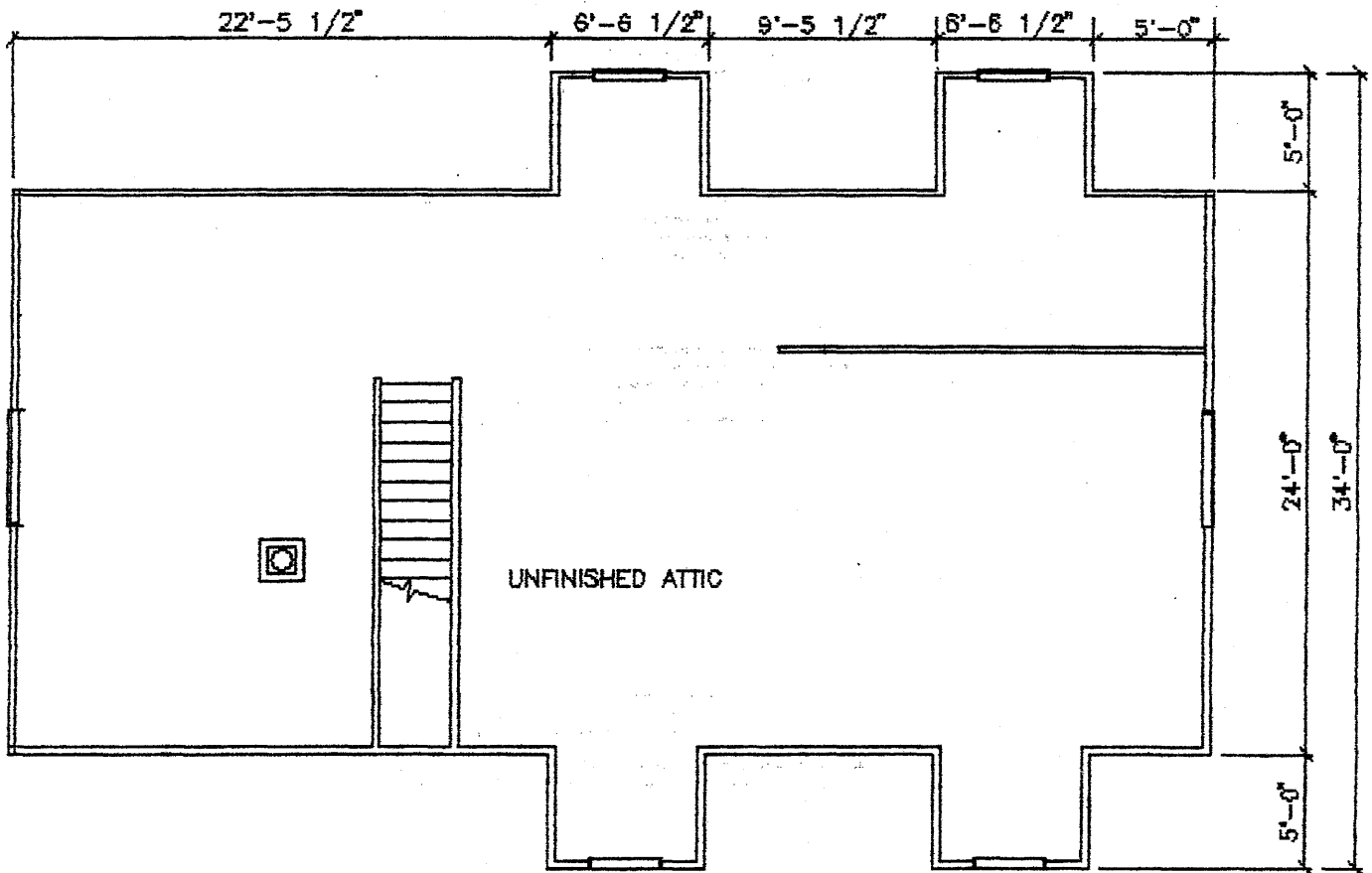


## MAIN LEVEL FLOOR PLAN

1/8" = 1'-0"


<b>A1</b>	Sheet No.	Date 1-12-08	Revisions	 <p><b>ASSOCIATED DESIGN PROFESSIONALS</b> 724 Junction Way GRAND JUNCTION, COLORADO 81508 TELEPHONE: (970) 248-8841</p>
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<p><b>FLORIAN RESIDENCE</b></p> <p>1340 N. 25th Grand Junction, CO.</p>
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**UPPER LEVEL FLOOR PLAN**

1/8" = 1'-0"

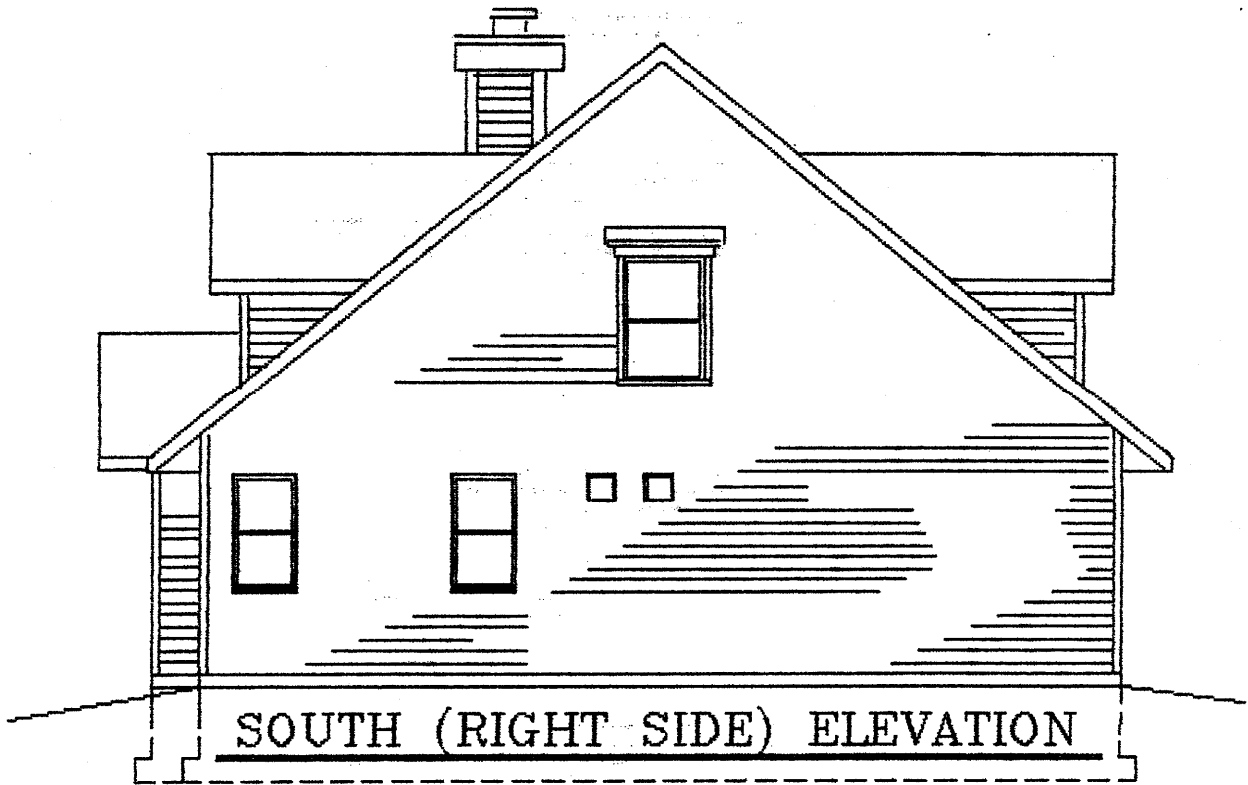
Sheet No. <b>A2</b>	Revisions	Date 1-12-06	 <p><b>ASSOCIATED DESIGN PROFESSIONALS</b> 724. Ironhorse Way GRAND JUNCTION, COLORADO 81505 TELEPHONE: (970) 248-6641</p>
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<p><b>FLORIAN RESIDENCE</b> 1340 N. 25th Grand Junction, CO.</p>
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**WEST (FRONT) ELEVATION**

scale 1/8" = 1'-0"

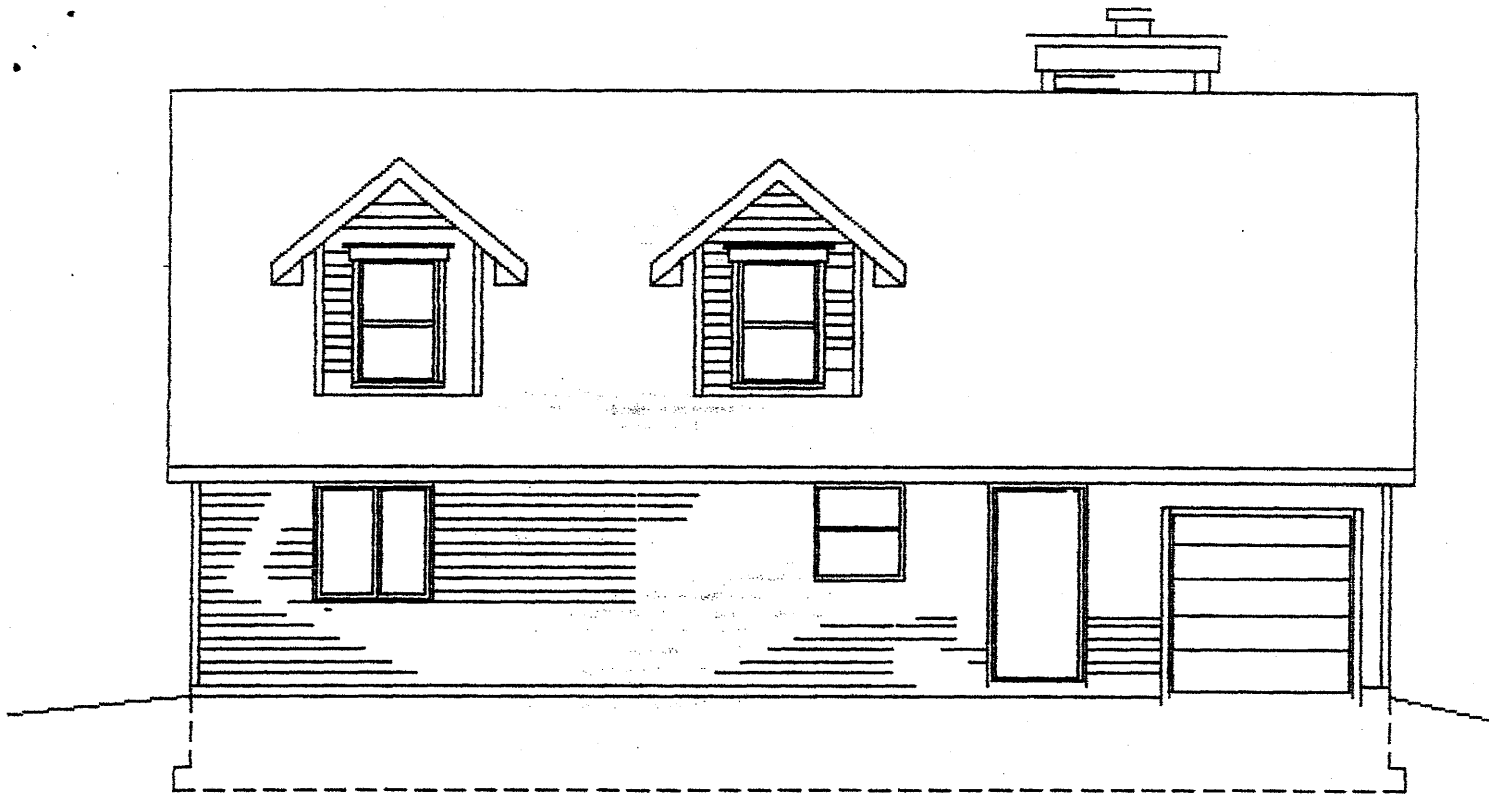


**SOUTH (RIGHT SIDE) ELEVATION**

Sheet No. <b>A3</b>	Revisions	Date 1-12-08	 <p> <b>ASSOCIATED DESIGN PROFESSIONALS</b>  <small>724 Ivanhoe Way          GRAND JUNCTION, COLORADO 81506          TELEPHONE (970) 242-8841</small> </p>
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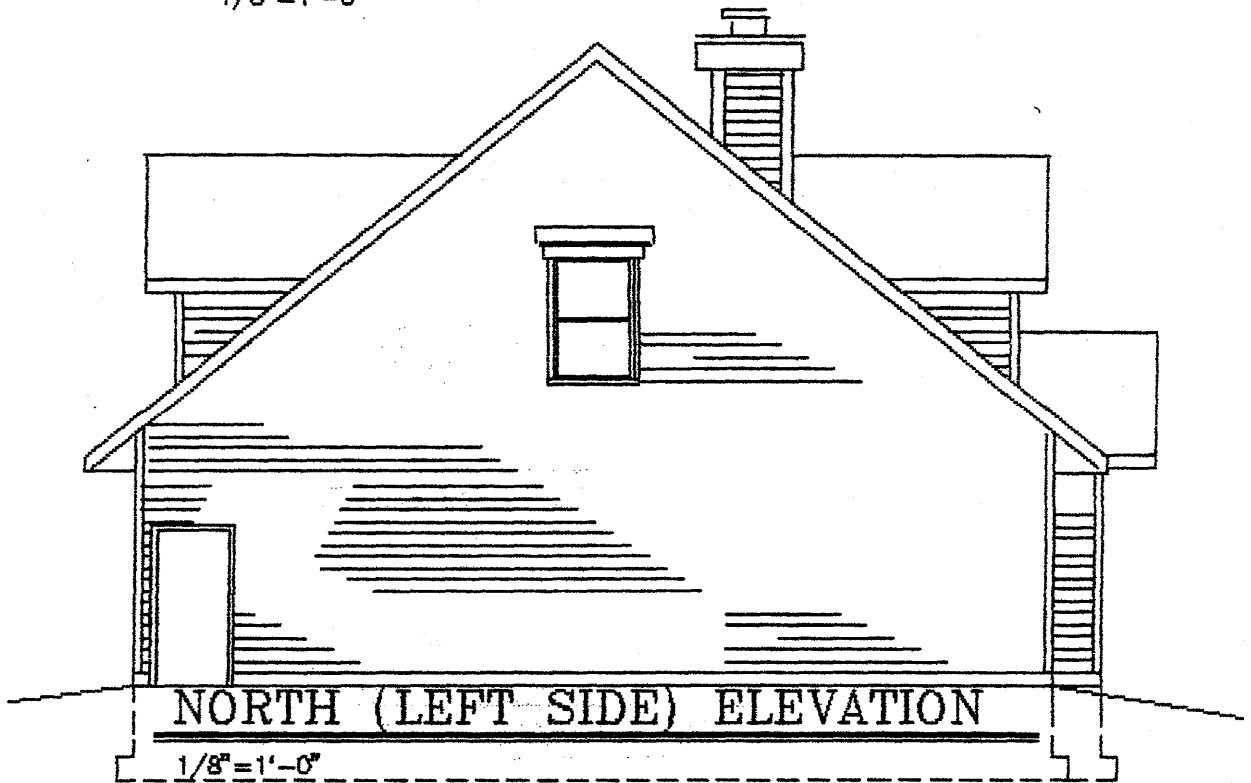
<p> <b>FLORIAN RESIDENCE</b>          1340 N. 25th Grand Junction, CO.       </p>
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EAST (REAR) ELEVATION

1/8" = 1'-0"



NORTH (LEFT SIDE) ELEVATION

1/8" = 1'-0"

Sheet No. <b>A4</b>	Revisions	Date 1-12-08	 <b>ASSOCIATED DESIGN PROFESSIONALS</b> <small>724 Iverson Way          GRAND JUNCTION, COLORADO 81506          TELEPHONE: (970) 246-8841</small>
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<b>FLORIAN RESIDENCE</b> 1340 N. 25th Grand Junction, CO.
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