

FEE \$	10.00
TCP \$	/
SIF \$	/

~~1-9369-12396~~
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

120752 OWNER NO SERVICE NOT LIVING THERE PREM 12396

Building Address 288 1/2 E Parkview
 Parcel No. 2945-252-23-008
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 990 Sq. Ft. Proposed 576
 Sq. Ft. of Lot / Parcel .216 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1566
 Height of Proposed Structure 12

OWNER INFORMATION:

Name WARREN Dettmer
 Address 288 1/2 E Parkview
 City / State / Zip GRAND Jct Co 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): detached GARAGE 24x24

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970-250-4411

***TYPE OF HOME PROPOSED:**

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

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: ^{accessory} Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>10 ft. set back for garage along 27 1/2 Rd. frontage allowed under 3.2.F.3 SETBACK AVERAGE - See attached letter.</u>
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 _____ Date _____

Department Approval Judith A. Fox Date 4/16/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG INS/FESTATE</u>
Utility Accounting <u>AM Cole</u>	Date <u>4/16/08</u>		

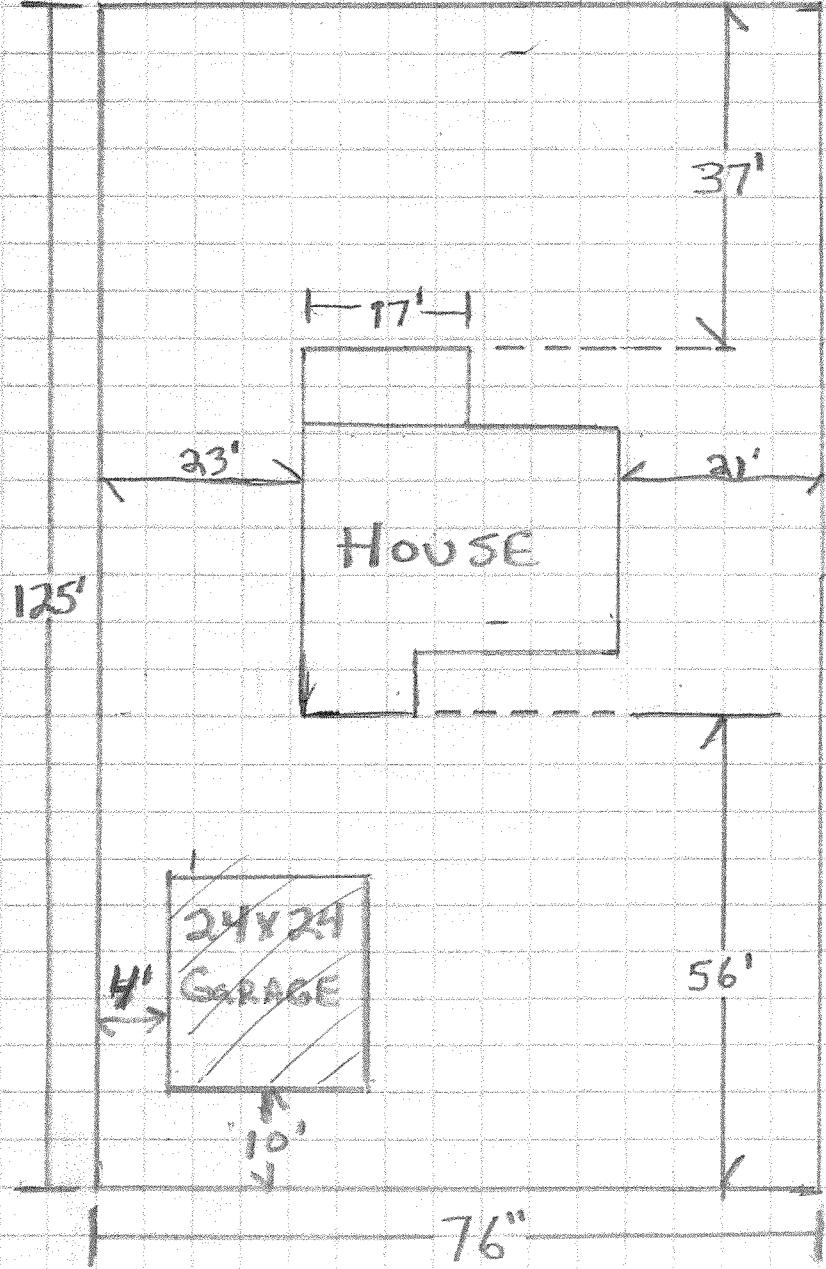
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Judith A. Price* 4/16/08

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.

288 1/2 E PARKVIEW

E. PARKVIEW



27 1/2 ROAD



PUBLIC WORKS & PLANNING

April 15, 2008

Warren B Dettmer
PO Box 55176
Grand Junction, CO 81505

Mr. Dettmer:

A planning clearance to build a garage has been requested for the property at 288 ½ East Parkview Drive, parcel number 2945-252-23-008. The lot has two street frontages, East Parkview and 27 ½ Road with 27 ½ Road located along the back yard lot line. This property is in an R-8 zone district. The Grand Junction Zoning and Development Code requires that accessory structures be set back twenty-five (25) feet from front property lines. The front yard setback applies to all street frontages. A setback of ten (10) feet has been requested for placement of the garage.

This letter is to approve the requested setback of ten (10) feet as requested for the garage as allowed in Section 3.2.E.3, Setback Averaging of the City of Grand Junction Zoning and Development Code. The requested ten (10) foot setback is greater than the average setback for accessory structures on the adjacent properties and meets the intent of the Zoning and Development Code.

Please contact City Planning at 970-244-1430 if you have any questions regarding this approval.

Sincerely,

A handwritten signature in cursive script that reads "Ivy Williams".

Ivy Williams
Development Services Supervisor