

FEE \$* <u>10</u>
TCP \$
SIF \$

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Ref # 7403-0

Building Address 2015 North 8th St
 Parcel No. 2945-111-06-007
 Subdivision College
 Filing _____ Block A Lot 16 & 17

No. of Existing Bldgs 2 No. Proposed No chg
2184+360+264+520+144
 Sq. Ft. of Existing Bldgs 3472 Sq. Ft. Proposed Add 150 SF
 Sq. Ft. of Lot / Parcel 11891
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3982
 Height of Proposed Structure house 12' & 15' on garage

OWNER INFORMATION:

Name Jeremy R. Wulkan
 Address 2015 N 8th St
 City / State / Zip Grand Jct. 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): 150 SF MASTER BATHRM addition to principle Residence & 360 SF to garage for storage & bath room for pool area - no kitchen facilities

APPLICANT INFORMATION:

Name Jeremy R. Wulkan
 Address 2015 N. 8th St.
 City / State / Zip Grand Jct. 81501
 Telephone 970-260-7633

***TYPE OF HOME PROPOSED:**

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

NOTES: note: principle setbacks for house addition & accessory setbacks for garage addition

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 PLANNING STAFF

ZONE <u>R8</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS; Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions <u>principal setbacks applicable to Residence addition & accessory setbacks applicable to garage addition</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

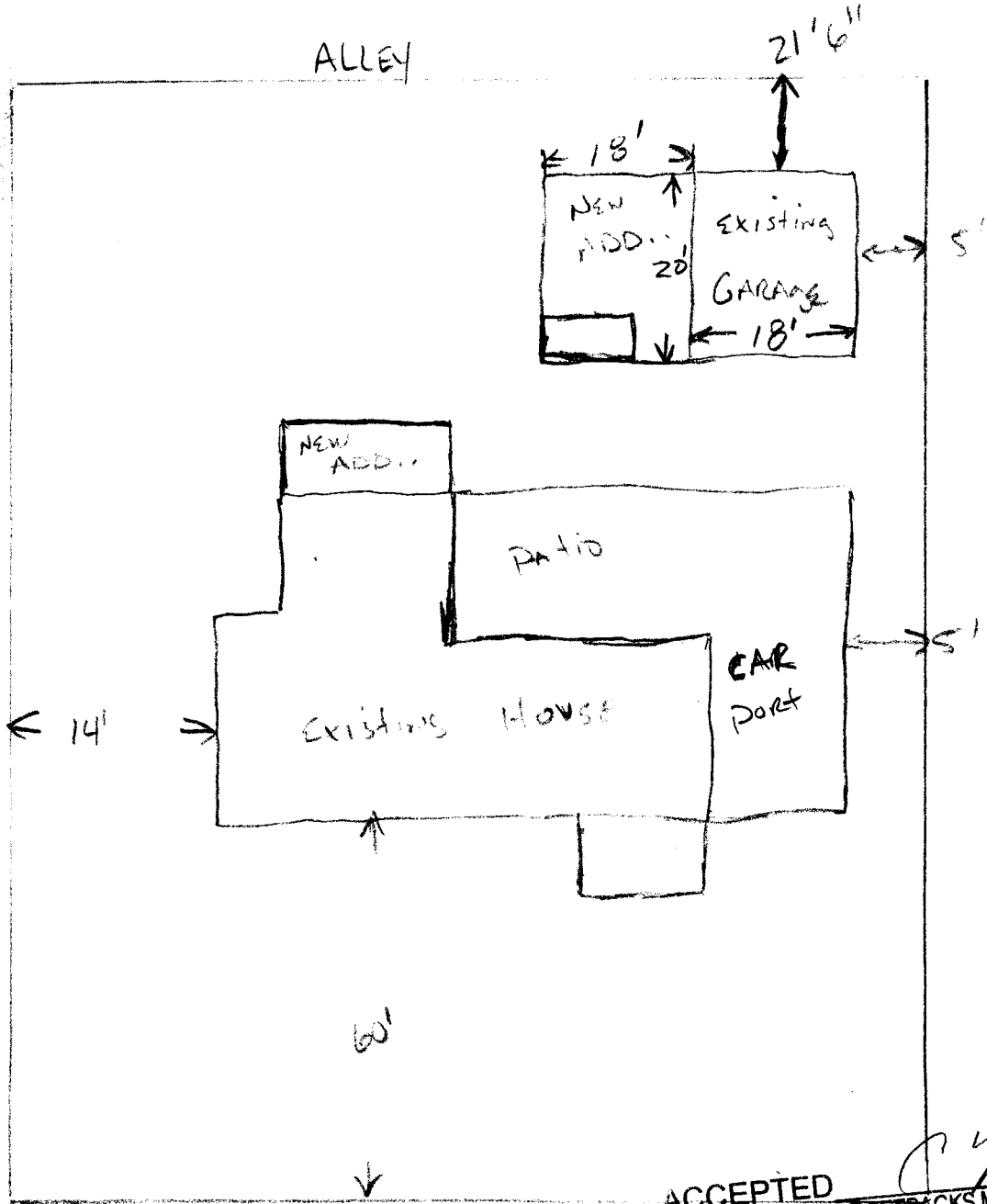
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5-15-09
 Planning Approval [Signature] Date 5/15/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No change</u>
Utility Accounting	Date <u>5-15-09</u>		

PLOT PLAN 2015 N. 8th

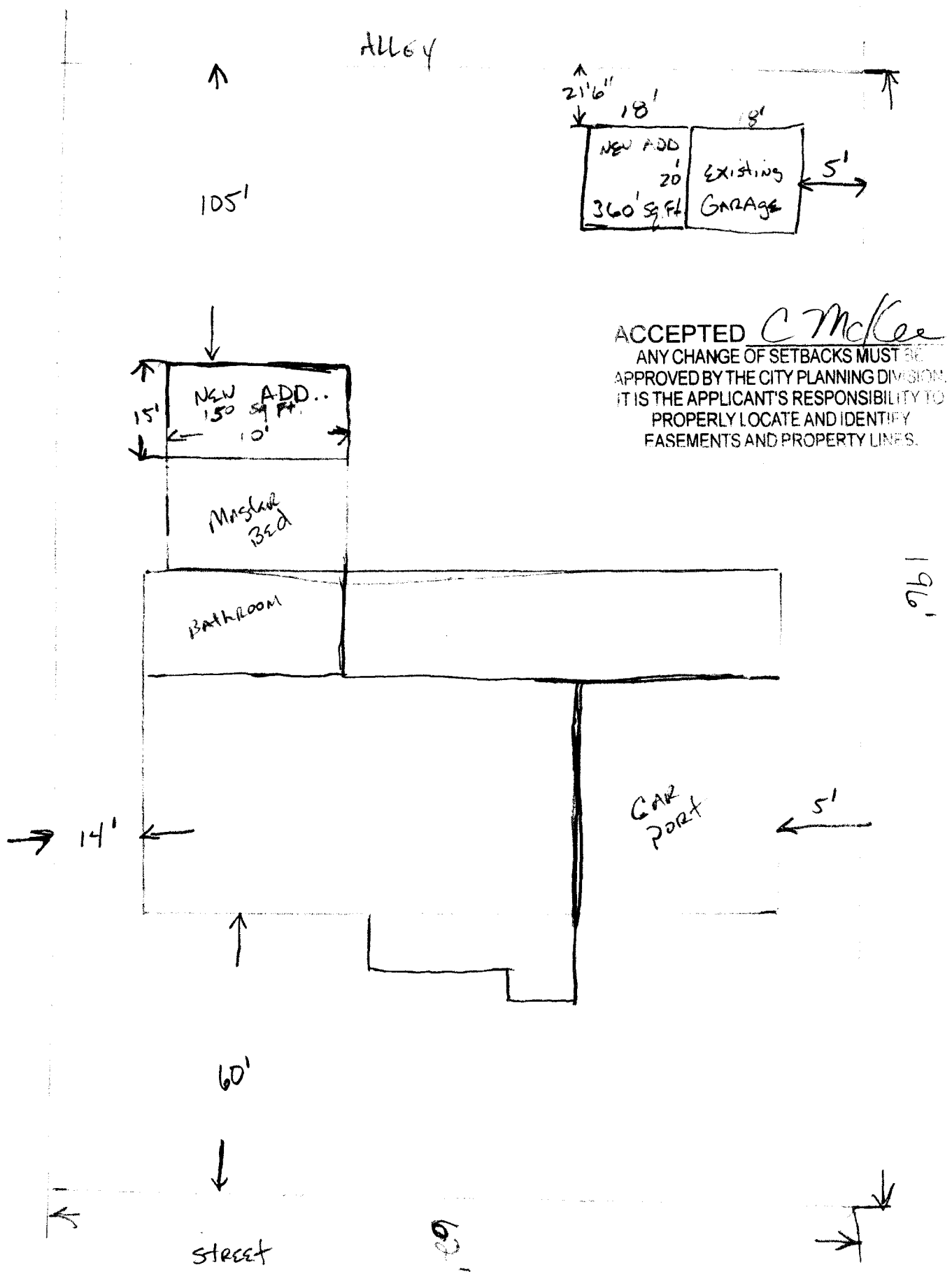
(B)



ACCEPTED
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.
C. McKee

PLOT PLAN 2015 N. 8th

(A)



ACCEPTED *C McKee*
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8/11/09 revised see A

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 Subdivision College
 Filing _____ Block A Lot 16 of 17

No. of Existing Bldgs 2 No. Proposed No chg
 2184+360+264+520+144
 Sq. Ft. of Existing Bldgs 3472 Sq. Ft. Proposed Add'l 510 SF
 Sq. Ft. of Lot / Parcel 11 891

OWNER INFORMATION:

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 Address 2015 N 8th St
 City / State / Zip Grand Jct. 81501

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3982
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APPLICANT INFORMATION:

Name Jeremy R. Wulkan
 Address 2015 N. 8th St.
 City / State / Zip Grand Jct. 81501
 Telephone 970-260-7633

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THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>RR</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS; Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District _____	Special Conditions <u>principal setbacks applicable to Residence addition & accessory setbacks applicable to garage addition</u>		
Driveway Location Approval _____	(Engineer's Initials)		

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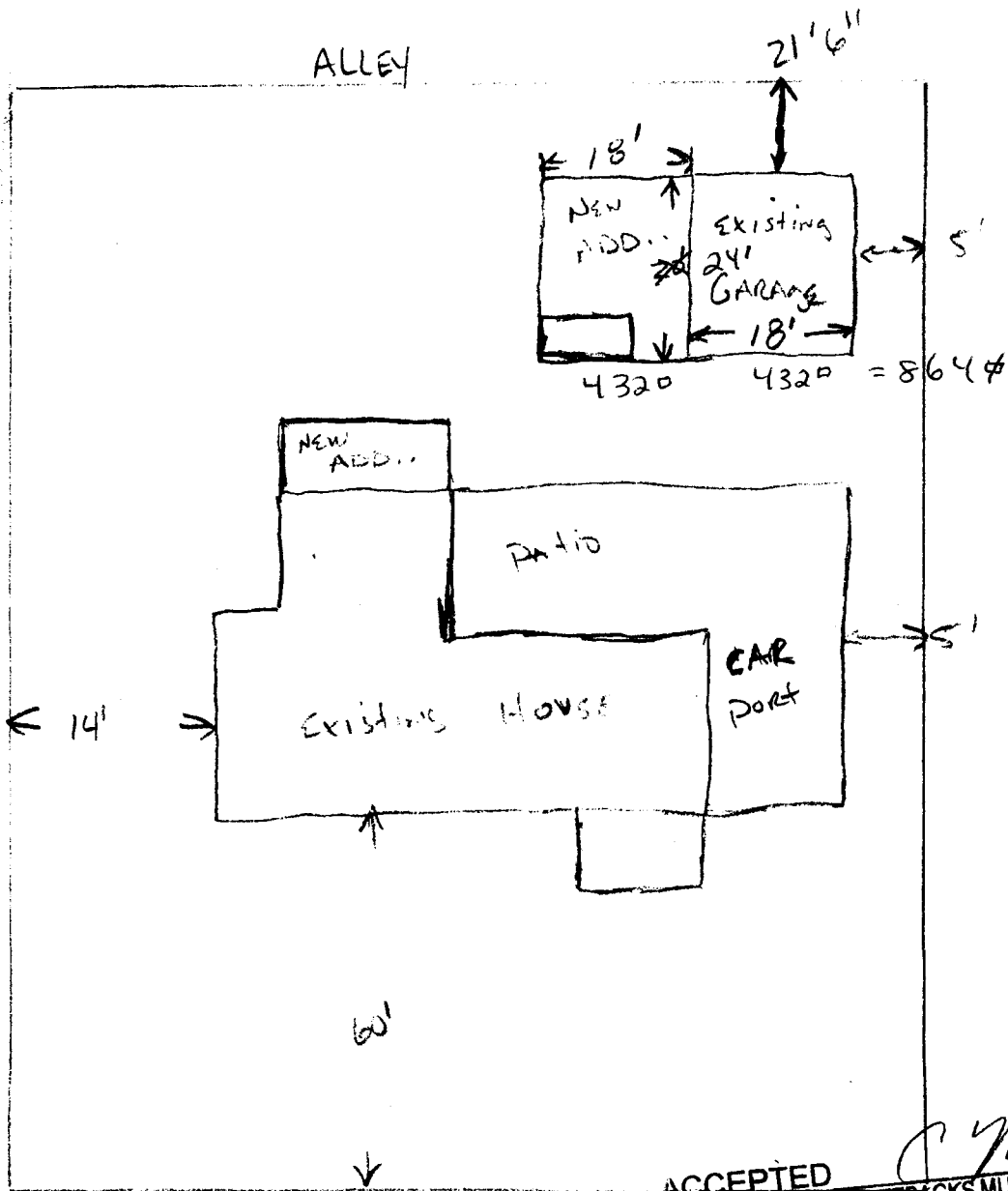
Applicant Signature J. Wulkan Date 5-15-09
 Planning Approval [Signature] Date 5/15/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Change</u>
Utility Accounting	Date <u>5-15-09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN 2015 N. 8TH

(B)



ACCEPTED *C. McKee*
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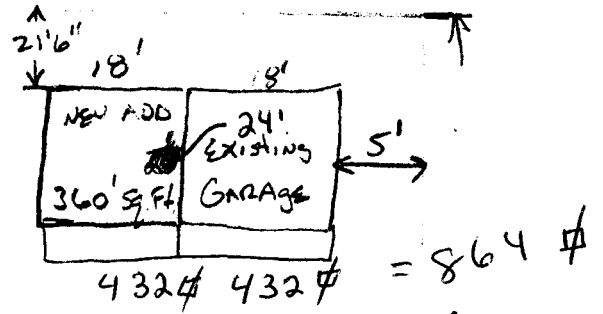
ACCEPTED *L. C. Knight 8/11/09*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ACCEPTED: *Luis Regalado*
 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. 8/11/09

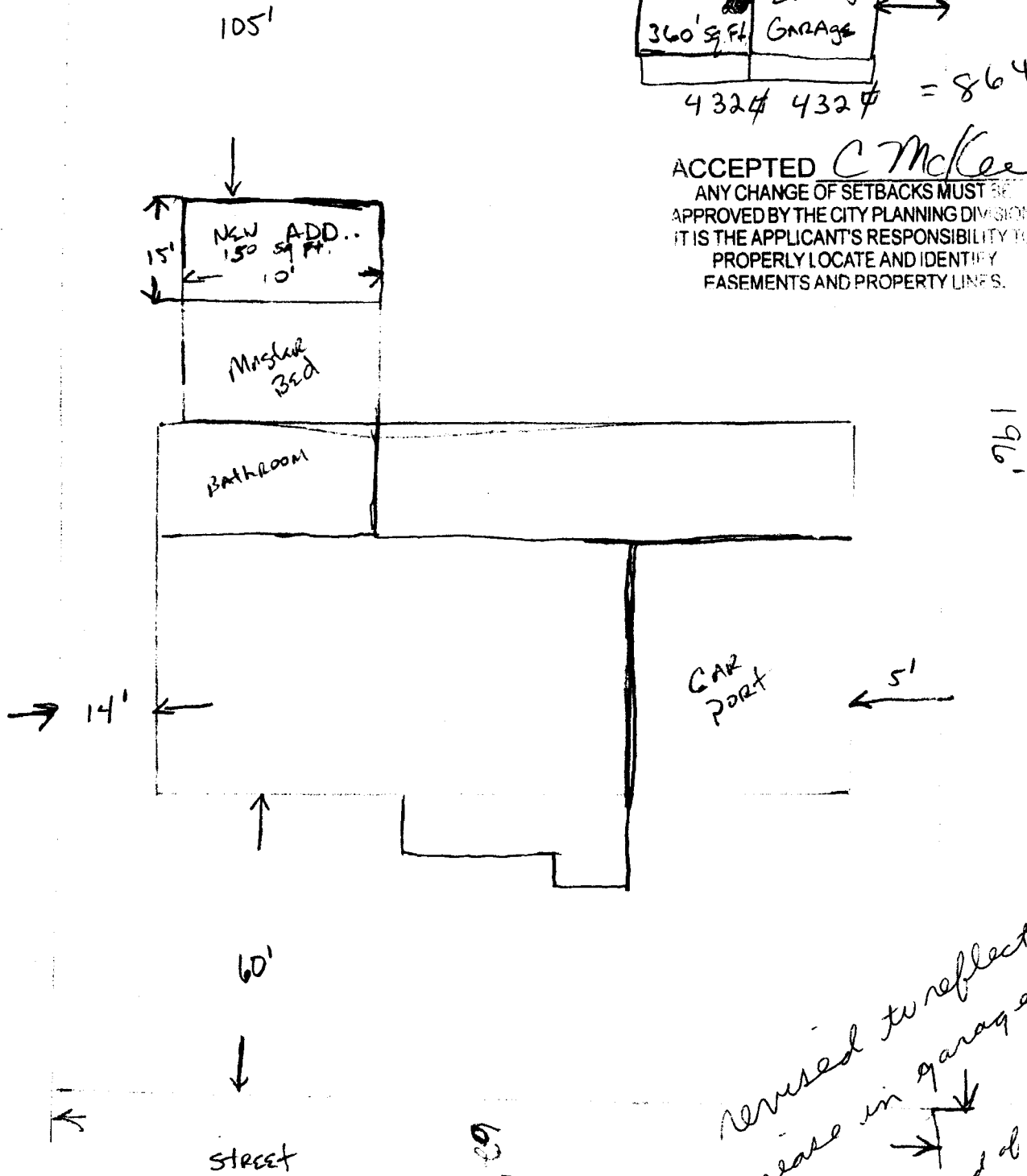
PLOT PLAN 2015 N. 8th

(A)

ALLEY



ACCEPTED *C McKee*
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Revised to reflect 4' increase in garage addition due to miss-read of the existing garage wall.