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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

~~9576-0~~

Building Address 760 FLOWER ST.
GRAND JCT, CO
Parcel No. 2701-351-07-003
Subdivision TEPLY
Filing 1 Block 4 Lot 3

No. of Existing Bldgs 1 No. Proposed 1
Sq. Ft. of Existing Bldgs 1469 Sq. Ft. Proposed 1012
Sq. Ft. of Lot / Parcel 1.505 Ac
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure 9 1/2 ft

OWNER INFORMATION:

Name JAMES D. TEPLY
Address 760 FLOWER ST
City / State / Zip GRAND JCT, CO, 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Detached Garage

APPLICANT INFORMATION:

Name JAMES D. TEPLY
Address 760 FLOWER ST.
City / State / Zip GRAND JCT, CO 81506
Telephone 970-270-6086

*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 PLANNING STAFF

ZONE R-2 Maximum coverage of lot by structures 30%
SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO
Side 15/3 from PL Rear 30/5 from PL Floodplain Certificate Required: YES NO
Maximum Height of Structure(s) 35' Parking Requirement
Voting District _____ Driveway Location Approval _____ Special Conditions _____
(Engineer's Initials)

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 James D. Tepy Date Sept 16, 2009
Planning Approval Mindy Spivey Date 9/16/09

Additional water and/or sewer tap fee(s) are required	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>garage only</u>
Utility Accounting <u>Rather Vanover</u>	Date <u>9-16-09</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)

SOUTH ELEVATION

1/4" = 1'-0"

INTERSTATE 70 ROW

PROP LINE 307.58

10' WIDE GVMUA IRRIG EASEMENT

GVMUA 16" DIA PIPE

GVMUA CONC IRRIG STRUCTURE

FOUND EXISTING PROPERTY PIN

BLDG SETBACK 23'-4"

BLDG SETBACK 24'-4"

BLDG SETBACK 16'-0"

NEW GARAGE

BLDG SETBACK 3'-0" FROM EASEMENT

FOUND EXISTING PROPERTY PIN

PLACED NEW PROPERTY PIN

29" DIA X 30" DEEP IRRIG PIT

10' IRRIG EASEMENT

BLDG SEPARATION 36'-4"

10' IRRIG EASEMENT

PROP LINE 157.25'

Drive way

760 FLOWER ST. EXISTING RESIDENCE

EXISTING 10' X 10' METAL SHED

EXISTING 7' X 12' WOOD SHED

ACCEPTED *Wendy Spurr 7/16/09*
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.

PLACED NEW PROPERTY PIN

PROP LINE 130.45'

PLACED NEW PROPERTY PIN

SITE PLAN

1" = 20'

