

FEE \$
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

REVISED
9/25/09 JR

Building Address 19369-0
2962 1/2 N. Ronlin Ave.
Parcel No. 2943-081-41-019
Subdivision Cody Subdivision
Filing _____ Block 3 Lot 1

No. of Existing Bldgs 4 No. Proposed 4
Sq. Ft. of Existing Bldgs house 1680 Sq. Ft. Proposed 4000
Sq. Ft. of Lot / Parcel 1.068 acre 5248
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name Jan Strothman & Michael Clegg
Address 2962 1/2 N. Ronlin Ave.
City / State / Zip Grand Junction, CO 81504

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
Other (please specify): Adding to existing home. Making rooms bigger.

APPLICANT INFORMATION:

Name Same as above
Address _____
City / State / Zip _____
Telephone (970) 208-5959

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 52x100

NOTES: Original Kitcher must be removed

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>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side <u>5</u> from PL	Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO _____	
Maximum Height of Structure(s) <u>2.40' per SF code</u>	Parking Requirement <u>2</u>		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions <u>Must be 40' ft off Patterson</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 Jan Strothman Date APR. 15. 09

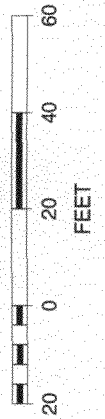
Planning Approval Wendy Spurn Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>No WTR / SWR Charge</u>
Utility Accounting _____	Date <u>4/15/09</u>	

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 468

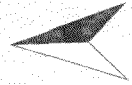


ACCEPTED *John Reynolds* 9/25/09
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES
revised from
4/15/09

Friday, September 25, 2009 12:23 PM



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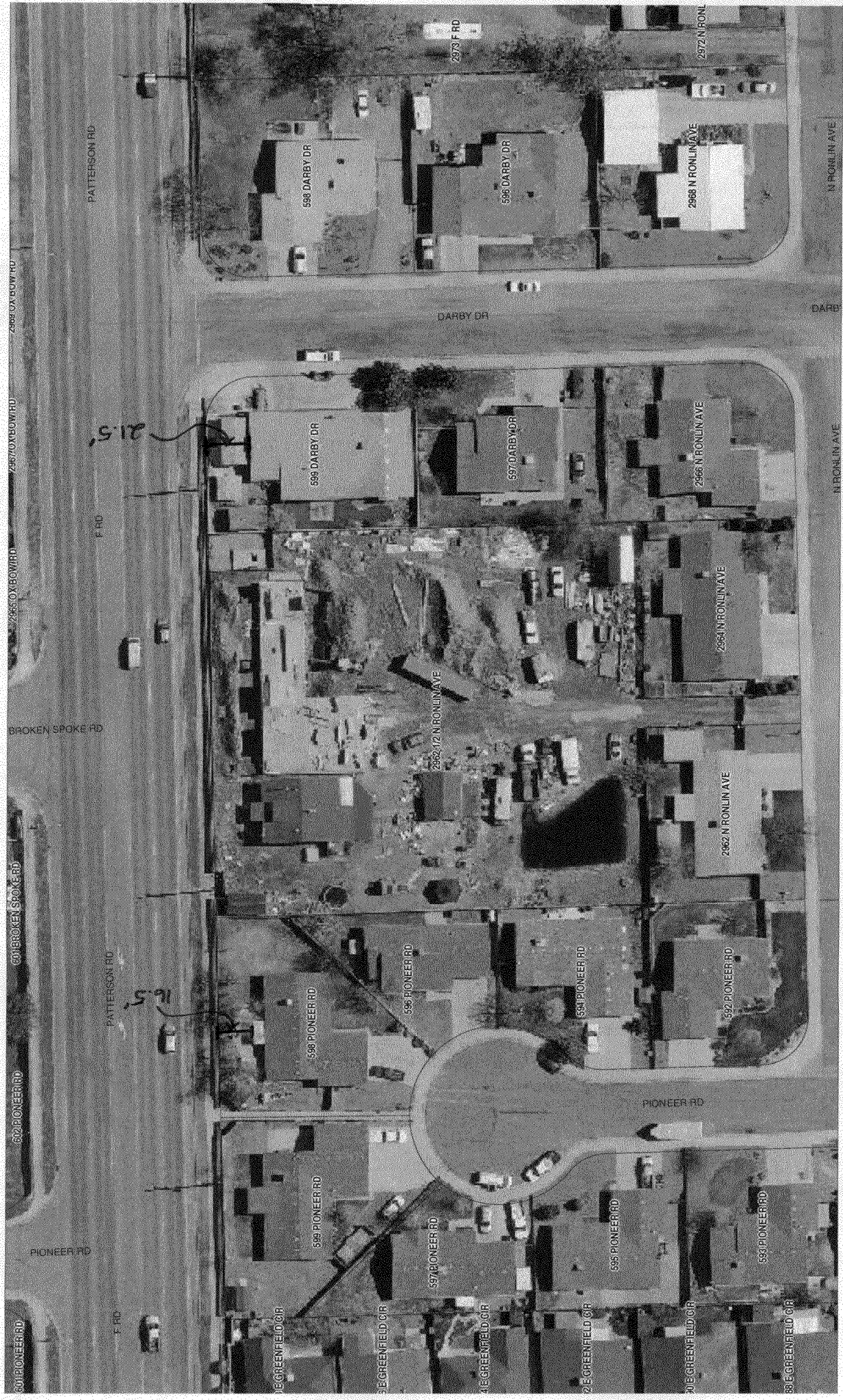
ACCEPTED *Wendy Sauer*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

*A new one
issued*

SCALE 1 : 589



OLD



215'

165'



PATTERSON RD

2988 OX BOW RD

2966 OX BOW RD

2962 OX BOW RD

BROKEN SPOKE RD

601 BROKEN SPOKE RD

602 PIONEER RD

603 PIONEER RD

604 PIONEER RD

605 PIONEER RD

F RD

PATTERSON RD

F RD

598 GREENFIELD CIR

599 PIONEER RD

598 PIONEER RD

597 GREENFIELD CIR

597 PIONEER RD

596 PIONEER RD

596 GREENFIELD CIR

596 PIONEER RD

595 GREENFIELD CIR

595 PIONEER RD

594 PIONEER RD

594 GREENFIELD CIR

593 PIONEER RD

592 GREENFIELD CIR

592 PIONEER RD

593 PIONEER RD

591 GREENFIELD CIR

2962 1/2 RONLIN AVE

598 DARBY DR

597 DARBY DR

2966 N RONLIN AVE

2964 N RONLIN AVE

2962 N RONLIN AVE

598 DARBY DR

596 DARBY DR

2968 N RONLIN AVE

DARBY DR

DARBY DR

N RONLIN AVE

N RONLIN AVE

2975 F RD

2972 N RONLIN AVE

To Whom it May Concern:

We request to utilize the "Setback Averaging" section of The Zoning and Development Code for our Northern setback of our new structure addition. With the use of this section the allowed setback is 19ft, our addition is 25ft from the Northern property line.


Michael T. Clegg

 6-28-2010

Jun Clegg

Jun Clegg 06-28-10

Plat indicated 40' setback from Patterson Rd. Historically, no property subject to this regulation has met this standard. Thru use of the setback averaging, all structures are in similar alignment. I have reviewed and approve the request to apply the setback averaging section of the Zoning & Development Code.


Senior Planner
City of Grand Junction
6/28/10

Senta Costello - N Ronlin

From: Senta Costello
To: Dan Shepard
Subject: N Ronlin

Good morning, Dan.

The Clegg's were in yesterday afternoon and I have their letter requesting the setback averaging. So they are all set. They also reiterated that the height will be about 32'. They've planned a lower roof pitch and narrower floor joists, just more of them, in order to meet the 35' height max.

Let me know if you need anything else.

Senta