

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ <u>10</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

1655-0

Building Address 832 Reed Ave  
 Parcel No. 2945-144-09-019  
 Subdivision City  
 Filing \_\_\_\_\_ Block 92 Lot 24,25,26

Multifamily Only:  
 No. of Existing Units 1 No. Proposed 2  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel Pool 264 sq ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Fred Tempkins  
 Address 832 Reed Ave  
 City / State / Zip G.J., Co, 81501

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel       Change of Use (\*Specify uses below)  
 Addition       Change of Business  
 Other: Swimming Pool 8'x28'

**APPLICANT INFORMATION:**

Name Skyline Homes + Pools  
 Address 2289 County Rd 1-A  
 City / State / Zip Montrose, Co, 81403  
 Telephone (970) 275-4617

\* FOR CHANGE OF USE:  
 \* Existing Use: \* PER PLANNING CLEARANCE ISSUES 8/1/05 (SENTAC)  
 \* Proposed Use: Swimming Pool  
 Estimated Remodeling Cost \$ 45K  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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>R-O</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES <u>X</u> NO _____
Side <u>5</u> from PL      Rear <u>10</u> from PL	Parking Requirement <u>6</u>
Maximum Height of Structure(s) <u>35</u>	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: <u>NO CO UNTIL TCP, SIF + PARK + O.S. fees are paid per PLANNING CLEARANCE OF 8/1/05.</u>
Ingress / Egress Location Approval _____ (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 [Signature] Date 3-31-09

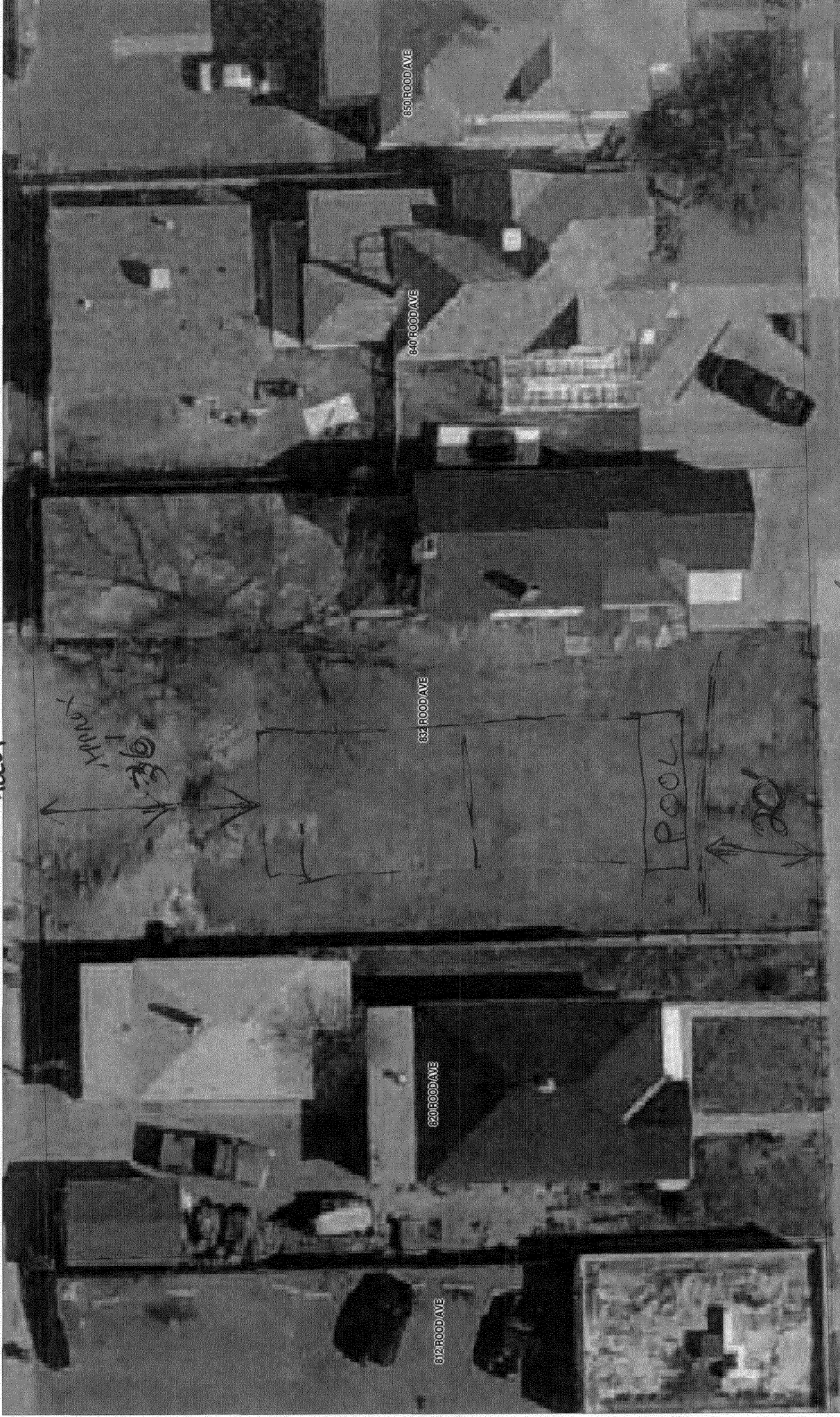
Planning Approval [Signature] Date 3/31/09

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO ✓ W/O No. NO CHANGE

Utility Accounting [Signature] Date 3-31-09

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)

# City of Grand Junction GIS Zoning Map ©



15.5  
18.50  
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3.0

ACCEPTED *L. Lyda 3/3/09*

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.



5' 0" 10' 0" 5' 0"

OPERABLE AWNING WINDOW

2' 0" 2' 0"

12"

SLANT RISERS FOR 1" NOSE EXTENSION

30  
68

OPERABLE AWNING WINDOW

3' 6" DEPTH

PR - 86.6  
AR - 236.9

COMMON AREA

LAY IN-FLOOR HEATING TUBES IN THIS LOWER FLOOR AREA FOR FUTURE SOLAR APPLICATION

FLOOR DRAIN-TYP.

2 POOL DRAINS

4' DEPTH

SUSPENDED GAS SPACE HEATER

SPACE HEATER FLUE MIN 8' FROM VERTICAL WALL - SLIDE THIMBLE FLASHING TOP EDGE UNDER ROOF RIDGE CAP

TYPICAL POST AND WINDOW OPENING DIMENSIONS  
5 1/2"  
3' 11 7/8"

39' 8"

ALL WINDOWS FOR POOL ROOM DOUBLE-GLAZED, VINYL FRAME, TEMPERED GLASS, WITH GRILL TO SIMULATE DIVIDED LIGHTS. GLASS IN POOL AREA IS NOT LOW E.

3' DEEP - 2 PVC SLEEVES FOR MAIN WATER SUPPLY LINES FOR UNITS A & B WITH MAIN SHUT-OFF VALVES 32" ABOVE FLOOR AND FAUCETS ABOVE THEM.

28

8

3' 0"

4' 3"

4"

3' 6" DEPTH

3' 0"

12"

3' DEEP COVERED PVC

OPERABLE AWNING WINDOW