

PCR-2010-255

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO.
-----------------

7820-1

Building Address 3498 No. 15<sup>th</sup> St  
 Parcel No. 2945-013-00-050  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 3 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2401 Sq. Ft. Proposed 720  
 Sq. Ft. of Lot / Parcel 43,690.68  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2401  
 Height of Proposed Structure 25'

**OWNER INFORMATION:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City / State / \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 24' x 30' Barn

**APPLICANT INFORMATION:**

Name Tom Jeps  
 Address 3498 No. 15<sup>th</sup> St.  
 City / State / Ed. Jct., Co. 81506  
 Telephone 270-4374

**\*TYPE OF HOME PROPOSED:**

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

**PAID**

NOTES: OCT 13 2010  
RS

**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-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>40</u>	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 Tom Jeps Date 10/13/10  
 Planning Approval Pat Overly Date 10/13/10

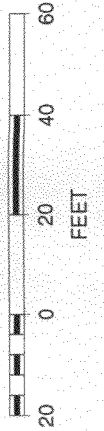
Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>No sewer, no water</u>
Utility Accounting <u>Pat Overly</u>	Date <u>10-13-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 3498 N 15th St

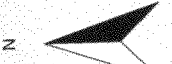


SCALE 1 : 447



ACCEPTED *Set Backs* 10/13/10

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.



E PCR-2010-255

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

## PLANNING CLEARANCE

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

BLDG PERMIT NO.

Amended 3/8/11 PD  
7820-1

Building Address 3498 No. 15<sup>th</sup> St  
 Parcel No. 2945-013-00-050  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 3 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2401 Sq. Ft. Proposed 720  
 Sq. Ft. of Lot / Parcel 43,690.68  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2401  
 Height of Proposed Structure 25'

**OWNER INFORMATION:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City / State / \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition Garage PD 3/8/11  
 Other (please specify): 28' x 40' Barn

**APPLICANT INFORMATION:**

Name Tom Jeps  
 Address 3498 No. 15<sup>th</sup> St.  
 City / State / Gr. Jct., Co. 81506  
 Telephone 270-4374

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

PAID

NOTES: OCT 13 2010  
RS

**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-5</u>	Maximum coverage of lot by structures <u>60%</u>	Permanent Foundation Required: YES _____ NO _____	Floodplain Certificate Required: YES _____ NO <u>X</u>
SETBACKS: Front <u>20/25</u> from property line (PL)		Parking Requirement _____	Special Conditions _____
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL			
Maximum Height of Structure(s) <u>40</u>			
Voting District _____	Driveway Location Approval _____		
(Engineer's Initials)			

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Applicant Signature Tom Jeps Date 10/13/10  
 Planning Approval Pat Overly Date 10/13/10

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. No sewer, no water

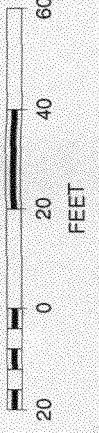
Utility Accounting Pat Overly Date 10-13-10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3498 N 15th St



SCALE 1 : 447



ACCEPTED *Pat Dunlap* 10/13/10

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

