

PCR-2011-554

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TCP \$	/
SIF \$	

# PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

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

Building Address 2809-0  
649 N 17th GJ CO  
Parcel No. 2945-132-04-002  
Subdivision Stocombs Addition  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
Sq. Ft. of Existing Bldgs 1920 Sq. Ft. Proposed 2500  
Sq. Ft. of Lot / Parcel 6011-28  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_ 41%  
Height of Proposed Structure 24 ft

### OWNER INFORMATION:

Name Bill Sprague  
Address 649 N 17th  
City / State / GJ CO

### APPLICANT INFORMATION:

Name Bill Sprague  
Address 649 N 17th  
City / State / GJ CO  
Telephone 970-314-7521

### DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 29 x 36.5 -  
Bed/Bath -  
\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: No driveway access on Gunnison Ave

**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-8</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>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 [Signature] Date 12-9-10

Planning Approval [Signature] Date 12/14/10

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

Utility Accounting [Signature] Date 12/14/10

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)

ACCEPTED *Pat Dunlop* 12/14/10  
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

# Gunnison

NORTH

Sidewalk

Sidewalk

Sidewalk

← 5.54' → 121' → 6.67' →

— Existing  
— Addition

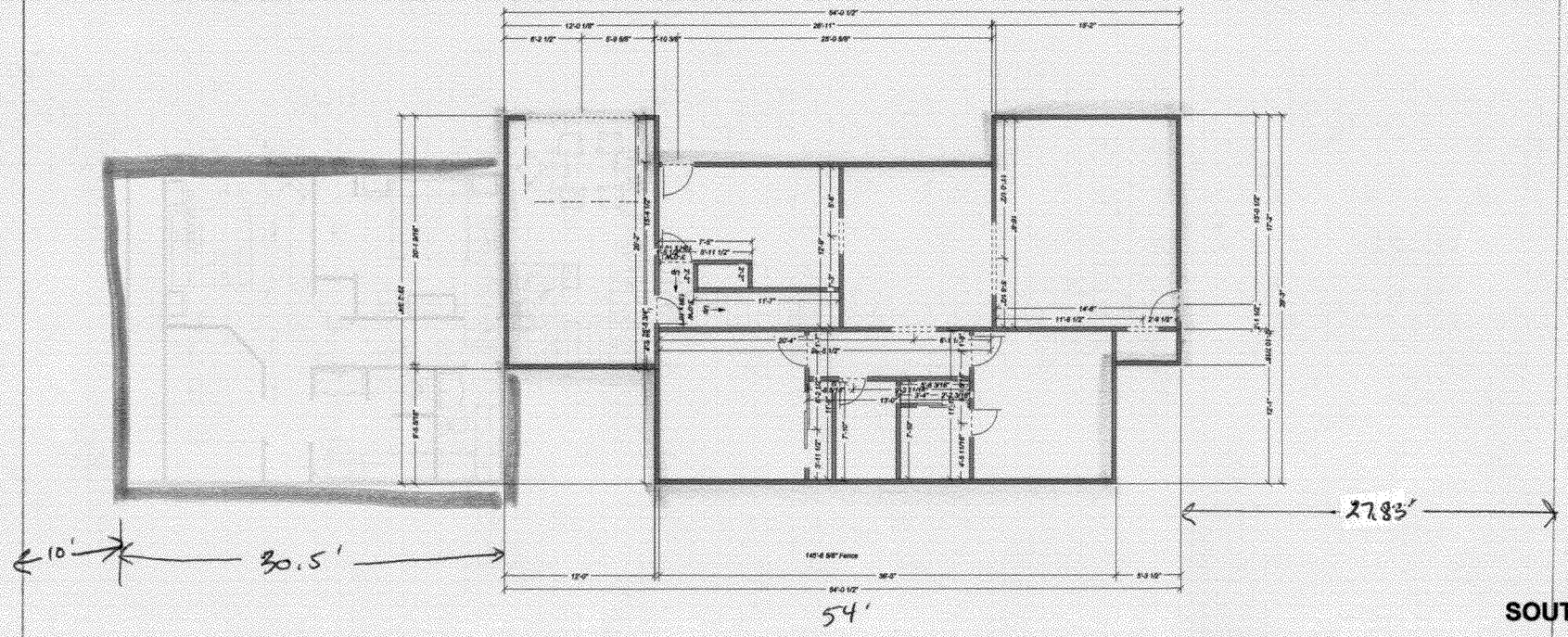
**Sprague Family Residence**  
649 North 17th

**Alley**  
Fence

Sidewalk

**N. 17th**

Sidewalk



SOUTH

ACCEPTED *Pat O'Leary* 12/14/10  
 ANY CHANGE OF SETBACKS MUST BE  
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1920  
 580  
 7500

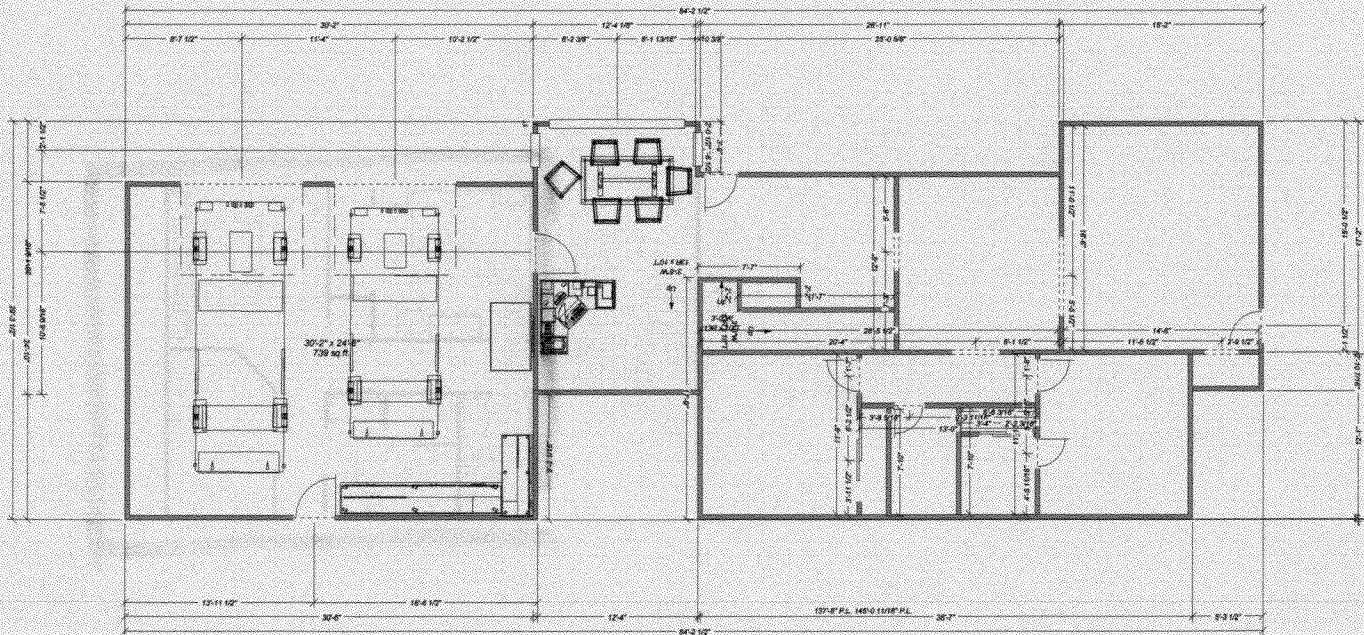
Gunnison

NORTH

Existing

Proposed Addition Ground Floor

Sprague Family Residence  
 649 North 17th



SOUTH

Gunnison

NORTH

South

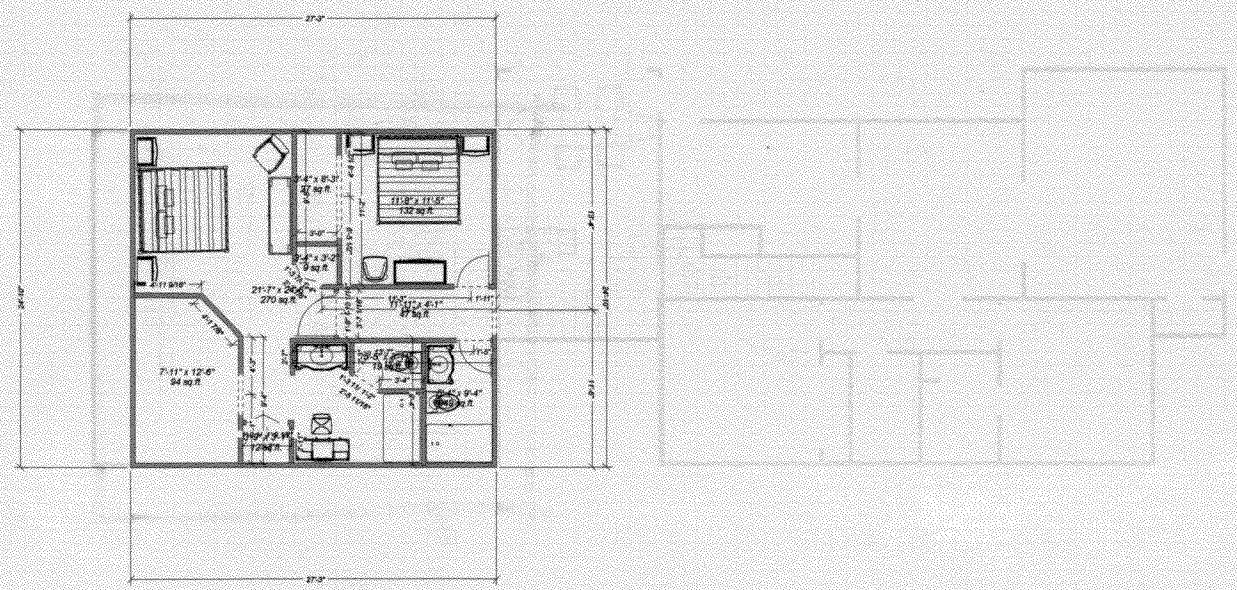
East

West

Existing

Additional Second Floor

Sprague Family Residence  
645 North 17th



SOUTH

ACCEPTED *Pat Decker 12/14/10*  
 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

# 649 N 7th St



SCALE 1 : 307

