

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 6359-3

Building Address 1635 N. 8TH. ST.
 Parcel No. 2945-114-12-010
 Subdivision MESA SUB
 Filing Block 4 Lot 8

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1200 Sq. Ft. Proposed 672
 Sq. Ft. of Lot / Parcel 6664
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JOHN MANFRO
 Address 1635 N. 8TH. ST.
 City / State / GRAND JUNCT., CO

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition DETACHED
 Other (please specify): 24X28 FT. GARAGE

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / CELL (714) 814-4681
 Telephone (970) 985-4495

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

NOTES: The 21' front yard setback is approved using setback averaging found under sec 21.03.030(d)(3)

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'/3'</u> from PL Rear <u>10'/5'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>
Voting District _____ Driveway Location Approval <u>JH</u> (Engineer's Initials)	Special Conditions <u>Vehicle in driveway cannot block sidewalk.</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 John Manfro Date 8-25-10
 Planning Approval Hayden Henderson Date 8-27-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer line</u>
Utility Accounting <u>2.00</u>	Date <u>8/30/10</u>		

Date: 8-25-10
To: City of Grand Junction Planning Dept.
From: John J. Manfro, Home Owner
Re: Set Backs for Garage Build, at 1635 N. 8th St., G.J., CO

To Whom It May Concern:

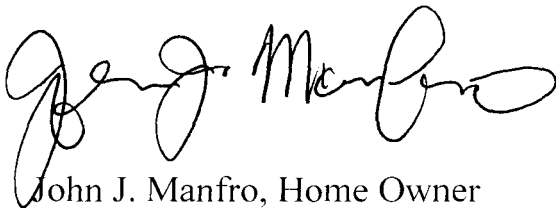
I would like to build a 24ft.Wx28ft.D, single story, detached garage, on the west side of the house, which now sits on the property.

Please use; "Set Back Averaging", (per my attached site drawing), to determine if my placement of the garage is acceptable.

The front of the garage would be 21ft to the back, or inside edge, of the sidewalk, allowing vehicles to park in the driveway without infringing on the sidewalk; the west side set back, would be 9ft from fence to the side of the garage; the east side would be 8ft from the side of the garage to the side of the house; all as seen in attached drawing.

Please let me know as soon as possible your decision on this matter, as I would like to get the process started to get this garage built.

Sincerely,



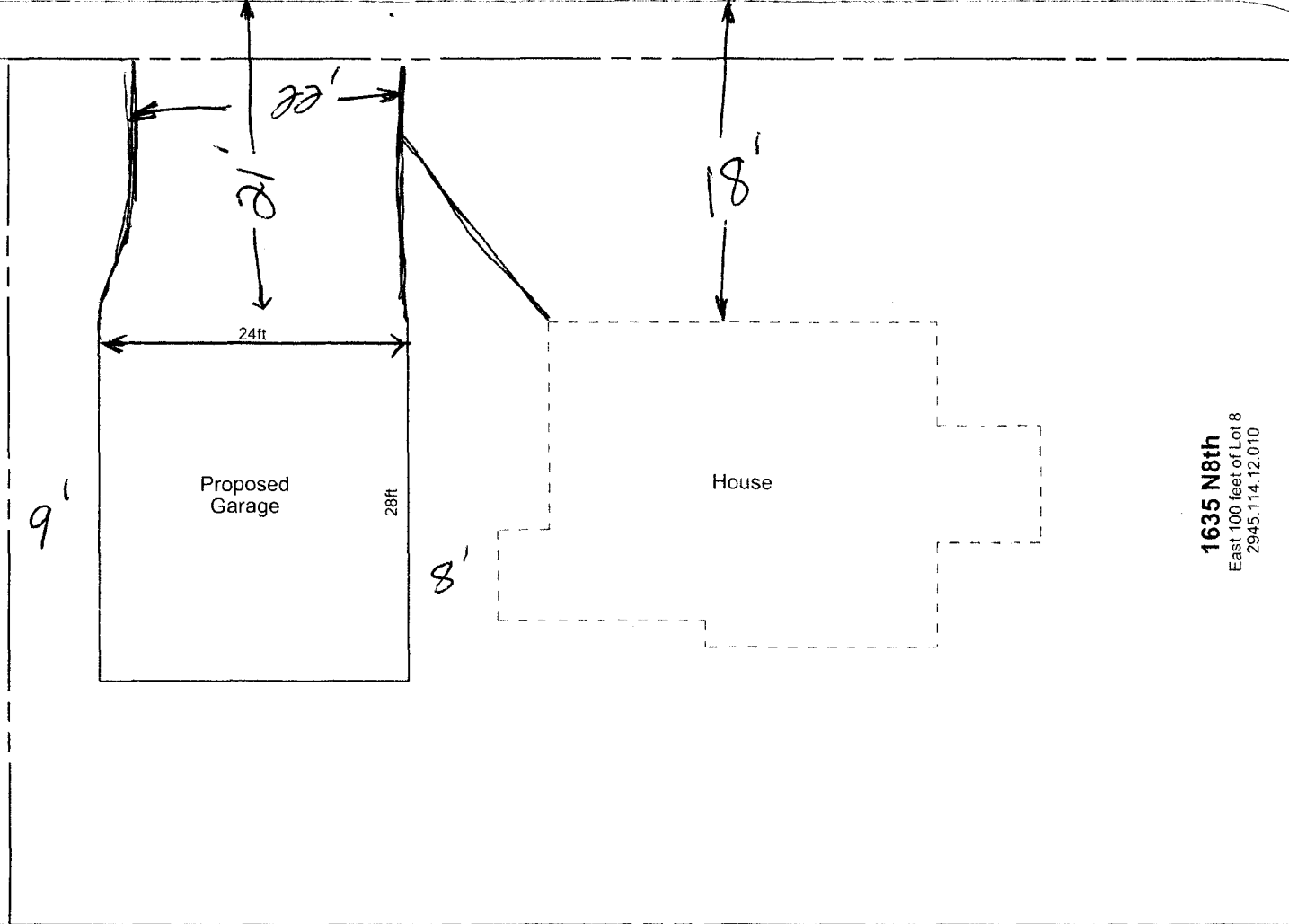
John J. Manfro, Home Owner

8-30-2010
ACCEPTED *Gayleen Henderson*
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.

Mesa Ave

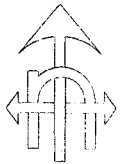
SIDE WALK

727 MESA AVE.
19'4" TO FRONT OF HOUSE



1635 N8th
East 100 feet of Lot 8
2945.114.12.010

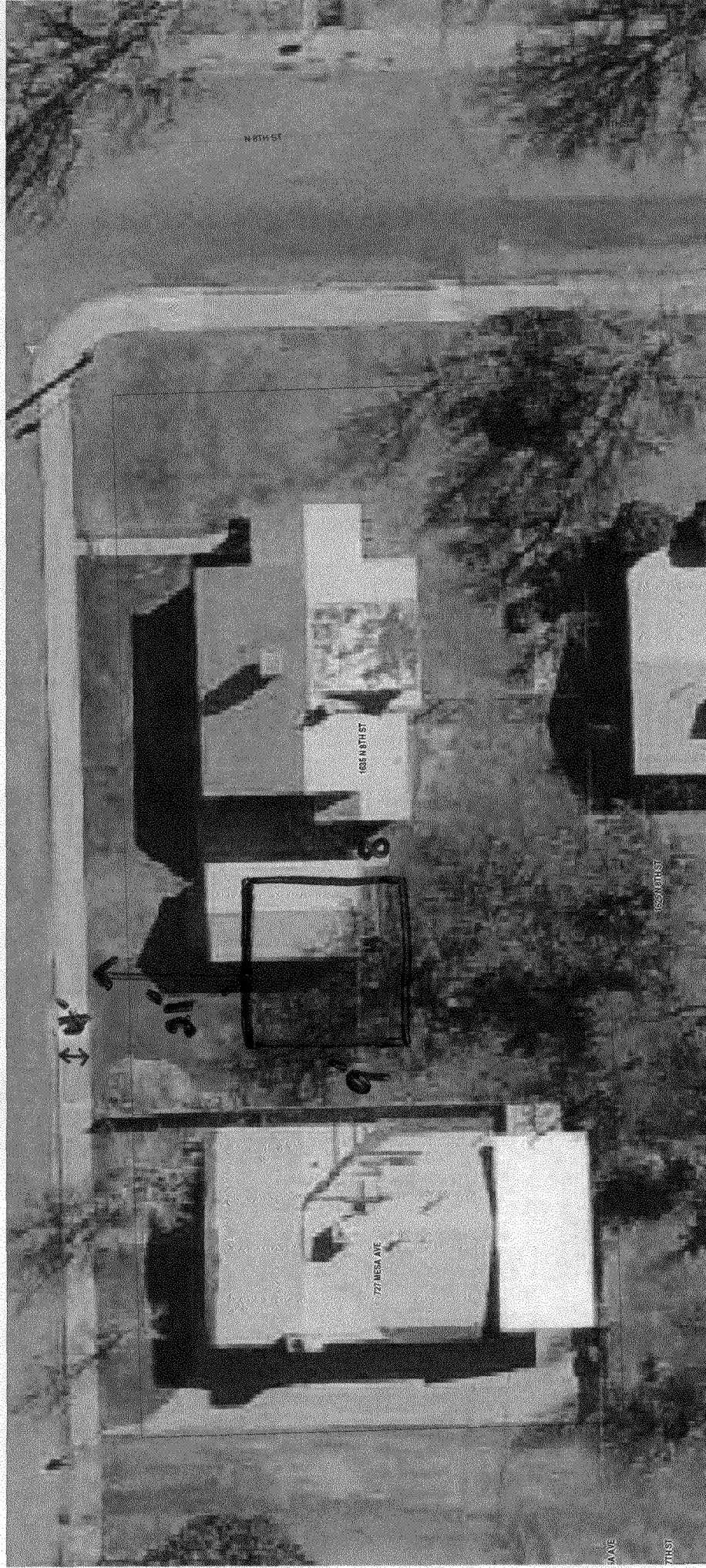
N 8th Street



8-30-2010

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City of Grand Junction GIS Zoning Map ©



8-30-2010

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