

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. *in reviewed 8/20/10*

1034-1

Building Address 1317 Colo. Ave.
 Parcel No. 2945-133-18-003
 Subdivision ~~KEITH~~ KEITH ADD
 Filing _____ Block W Lot 5+6

No. of Existing Bldgs NONE No. Proposed NONE
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed NA
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface _____
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Tammy + Paulette Wiechman
 Address 2835 PK Way
 City / State / Grand Jct. Co. 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Foundation/Manufactured Home

APPLICANT INFORMATION:

Name Tammy + Paulette Wiechman
 Address 2835 PK. WAY
 City / State / Grand Jct. Co. 81501
 Telephone 970-270-3036

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

NOTES: Mobile Home on -

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>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
SETBACKS: Front <u>20</u> from property line (PL)	Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>40'</u>	Voting District <u>C</u>	Parking Requirement <u>2</u>	
Driveway Location Approval <u>gld</u>	(Engineer's Initials)	Special Conditions <u>Permanent Foundation Req'd</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 Tammy Wiechman Date 8-17-2010
 Planning Approval LR Gayleen Henderson Date 8-17-2010

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>Foundation</u>
Utility Accounting <u>2</u>	Date <u>8/17/10</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)



COLORADO AVE

WATER METER

COLORADO AVE.

GRASS

GRASS

DRIVEWAY

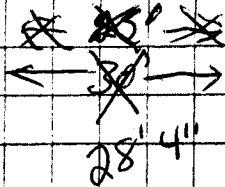
SIDEWALK

SIDEWALK

20'

revised 8/20/10
LR

~~5'10"~~



5' 10"
7' 5"

ACCEPTED LR Daylen Henderson 8-17-10
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.

125 FT

32'

REAR GATE

SOFT DRIVEWAY

SEWER



1301 COLORADO AVE

1303 COLORADO AVE

1305 COLORADO AVE

1307 COLORADO AVE

1309 COLORADO AVE

1311 COLORADO AVE

1313 COLORADO AVE

1315 COLORADO AVE

1317 COLORADO AVE

1319 COLORADO AVE

1321 COLORADO AVE

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1341 COLORADO AVE

1343 COLORADO AVE

1345 COLORADO AVE

1347 COLORADO AVE

1349 COLORADO AVE

1351 COLORADO AVE

S 13TH ST

COLORADO AVE

COLORADO AVE

S 14TH ST

COLORADO AVE

COLORADO AVE

COLORADO AVE

COLORADO AVE

COLORADO AVE

COLORADO AVE

COLORADO AVE

COLORADO AVE

COLORADO AVE

COLORADO AVE

COLORADO AVE

COLORADO AVE

225 S 13TH ST

1300 UTE AVE

1310 UTE AVE

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1340 UTE AVE

1350 UTE AVE

1360 UTE AVE

1370 UTE AVE

1380 UTE AVE

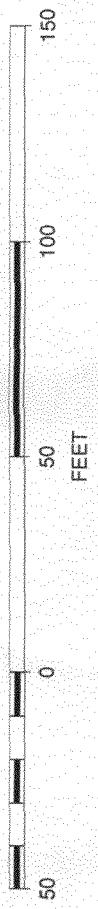
1390 UTE AVE

1400 UTE AVE

1410 UTE AVE

241 S 14TH S

SCALE 1 : 526



N





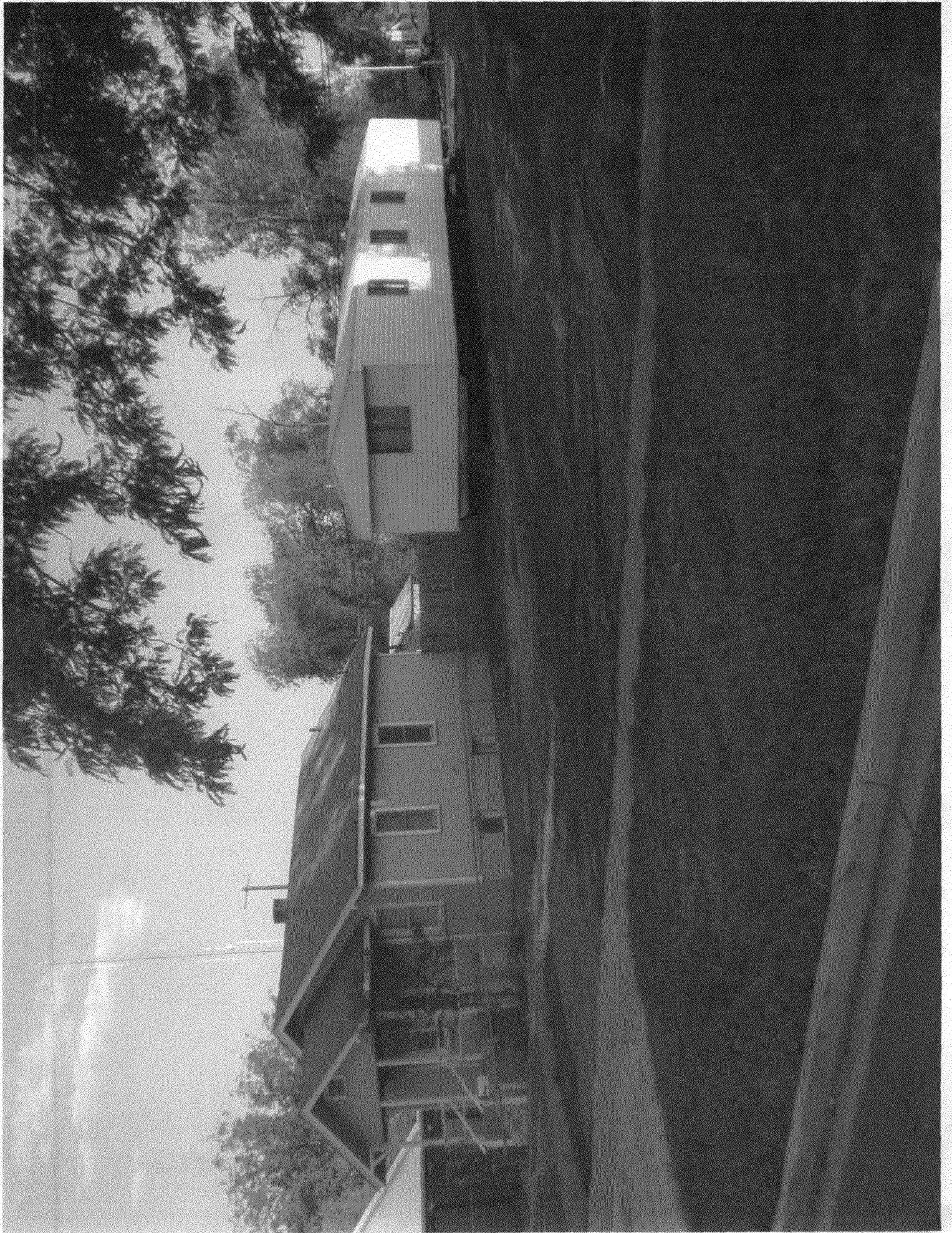
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1317 Colorado

jSnyder999@msn.com

1317 Colorado Ave. ⇒ Planning Clearance?





Next to 1307 Colorado Ave.

1317 Colorado Ave.

