

PCR-2010-280

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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

6531-0

Building Address 560 Normandy Dr
 Parcel No. 2943-071-08-003
 Subdivision Rothbaept
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed _____
 Sq. Ft. of Existing Bldgs 3804 Sq. Ft. Proposed 256
 Sq. Ft. of Lot / Parcel 17555 23%
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface _____
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Theron Class
 Address 560 Normandy Dr
 City/State Grand Jct., CO

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): carport in back
connected to garage
8' x 32'

APPLICANT INFORMATION:

Name Theron Class
 Address 560 Normandy Dr
 City/State Grand Jct., CO.
 Telephone 243-9397

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Not Enclosed

NOTES: _____

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 _____
SETBACKS: Front _____ from property line (PL)	Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____	Special Conditions <u>25' REAR YARD EASEMENT</u>
Maximum Height of Structure(s) _____	Voting District _____ Driveway 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 Theron Class Date 10/21/2010
 Planning Approval [Signature] Date 10/21/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR / SWR charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/21/10</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)

X LEFT MESS.

11/15/10

DISCUSSED

11/15/10

@ 11:05 AM

NO CERTIFICATE

TO BE REQUIRED IN

PROVOCO.

B-Quirk



ACCEPTED *Pat O'Connell 10/21/10*
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.

PROPOSED 8' x 32' CARPORT ADDITION
EXISTING SETBACK 11'
PROPOSED SETBACK 3'

City of Grand Junction GIS Zoning Map ©



ACCEPTED
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IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND DEED RESTRICTIONS



2) Specific Standards. The following provisions, as determined from base flood elevation data, are required for all special flood hazard areas:

(i) New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated at least one foot above the base flood elevation.

(ii) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated at least one foot above the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

(A) Be flood-proofed so that below the base flood elevation the structure is watertight with walls being substantially impermeable to the passage of water;

(B) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

(C) Be certified by a Colorado registered professional engineer. The certification shall state that the design and methods of construction are in accordance with accepted standards of practice and meet the minimum provisions of this code. Such certifications shall be provided to and reviewed by the Director.

(iii) Openings in Enclosures Below the Lowest Floor. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement shall be certified by either a Colorado registered professional engineer or architect and must meet or exceed the following minimum criteria:

(A) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;

(B) The bottom of all openings shall be no higher than one foot above grade;

(C) Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.

(iv) Manufactured Homes.

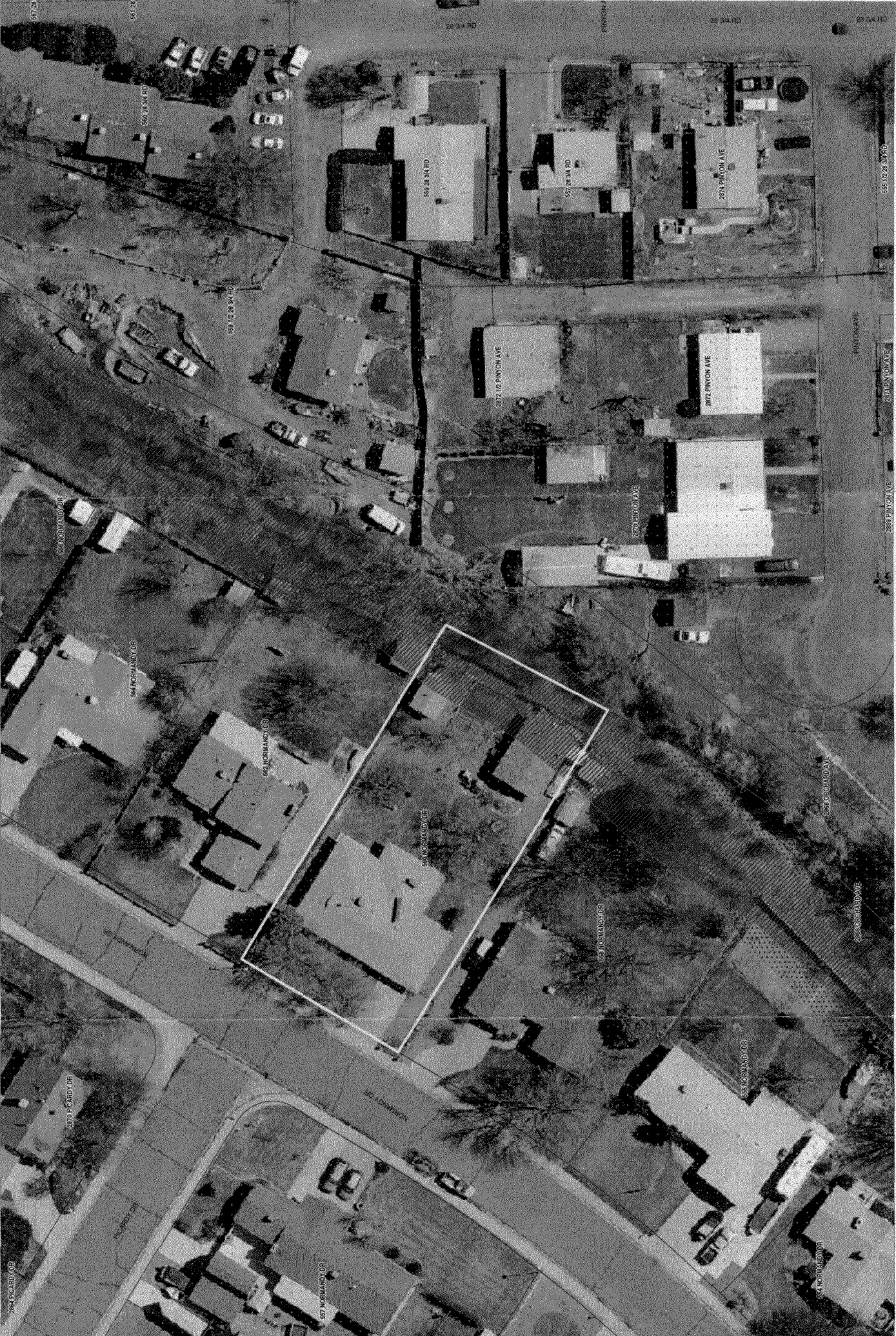
- (A) All manufactured homes that are placed and/or substantially improved on a site:
- a. Outside of a manufactured home subdivision;
 - b. In a new manufactured home park or manufactured home subdivision;
 - c. In an expansion to an existing manufactured home park or manufactured home subdivision; or
 - d. On an existing manufactured home park or manufactured home subdivision on which a manufactured home has incurred substantial damage as a result of a flood;
- (B) Shall be anchored and elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one foot above the base flood elevation;
- (C) The manufactured home shall be securely anchored to an anchored foundation system in order to resist flotation, collapse and lateral movement; and
- (D) Manufactured homes that are placed or substantially improved on sites in existing manufactured home parks or manufactured home subdivisions that are not subject to the provisions of this subsection shall be elevated so that either:
- a. The lowest floor of the manufactured home is at least one foot above the base flood elevation; or
 - b. The manufactured home frame or chassis is supported by reinforced piers or other foundation elements that are no less than 36 inches in height above grade and securely anchored to an anchored foundation system in order to resist flotation, collapse and lateral movement.
- (v) Recreational Vehicles. Recreational vehicles occupied as a temporary dwelling in a special flood hazard area shall:
- (A) Be on the site for fewer than 180 consecutive days; or
 - (B) Be fully licensed and ready for highway use; or
 - (C) Meet the permit requirements, elevation, and anchoring requirements for resisting wind forces.

(3) Floodways. A floodway is an area within a special flood hazard area. The floodway is extremely hazardous due to the velocity of floodwaters, debris and erosion potential. To mitigate those hazards the following provisions apply:

(i) Encroachments, including fill, new construction, substantial improvements and other development are prohibited unless a Colorado registered professional engineer or architect certifies in writing that encroachments will not result in any increase in flood levels during the occurrence of the base flood discharge.

(ii) All new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.

(Ord. 4419, 4-5-10)



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