

DATE SUBMITTED: 12-3-92

PERMIT NO. 43715 ✓

FEE \$ \_\_\_\_\_

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 740 Kennedy SQ. FT. OF BLDG: 2000<sup>sf</sup>  
 SUBDIVISION Kennedy Subdivision SQ. FT. OF LOT: 11900+  
 FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 1 NO. OF FAMILY UNITS: 2  
 TAX SCHEDULE # 2945-114-14-019 NO. OF BUILDINGS ON PARCEL BEFORE THIS  
 PLANNED CONSTRUCTION: None  
 OWNER Paul Quam USE OF EXISTING BUILDINGS:  
James Quam NA  
 ADDRESS 750 Kennedy (742 Kennedy) DESCRIPTION OF WORK AND INTENDED USE:  
 TELEPHONE: \_\_\_\_\_ New Duplex

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

### FOR OFFICE USE ONLY

ZONE RMF-32 FLOODPLAIN: YES \_\_\_\_\_ NO   
 SETBACKS: FRONT ~~20'~~ 20' GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
 SIDE ~~10~~ REAR 20 CENSUS TRACT: 5 TRAFFIC ZONE: 33  
 MAXIMUM HEIGHT 36' PARKING REQ'MT \_\_\_\_\_  
 LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

  
Department Approval

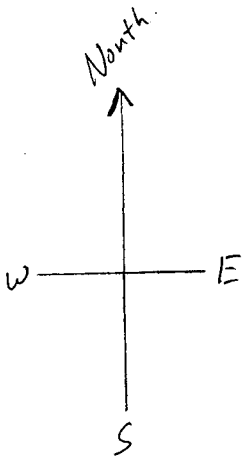
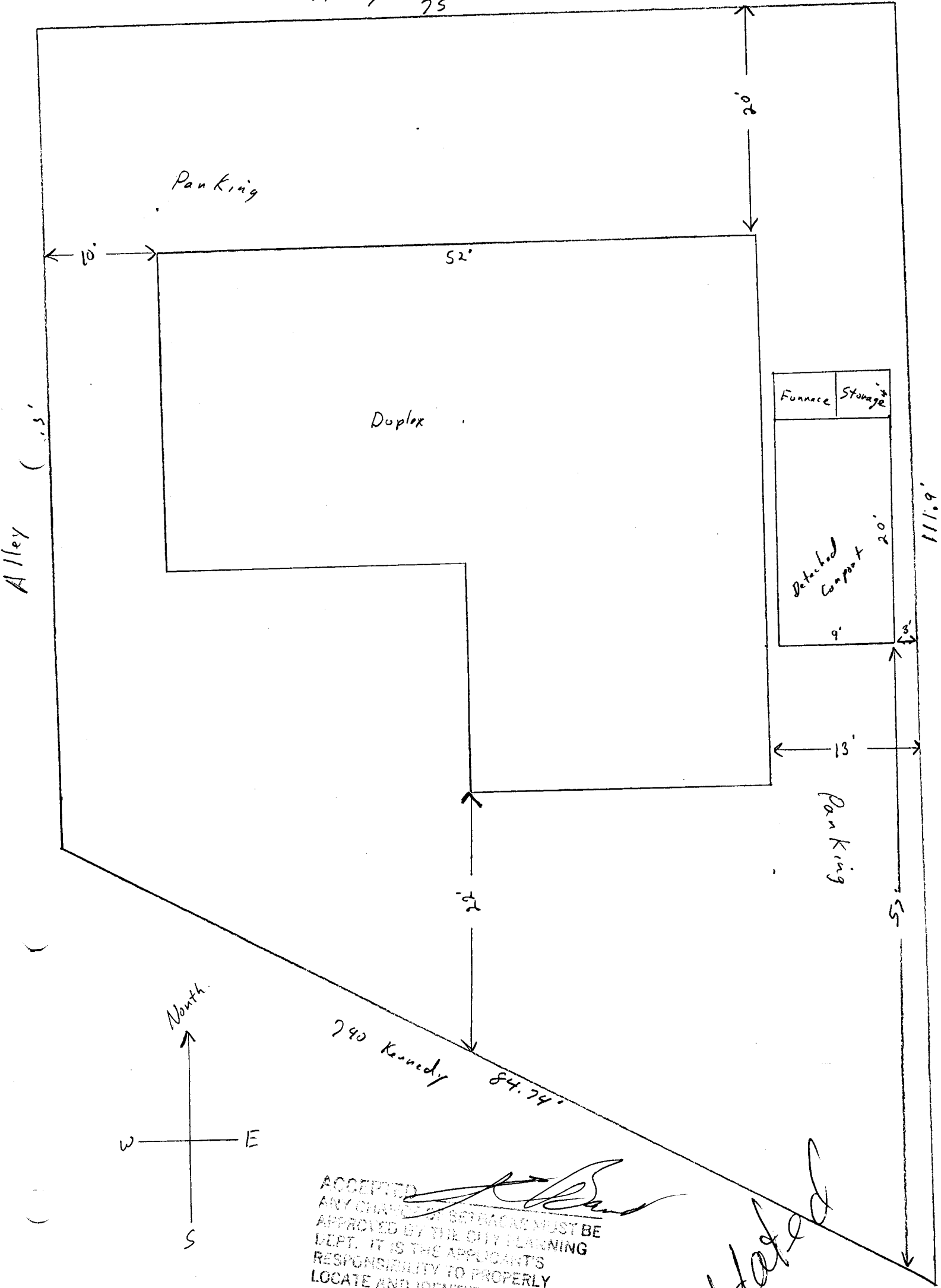
  
Applicant Signature

12-3-92  
Date Approved

12-3-92  
Date

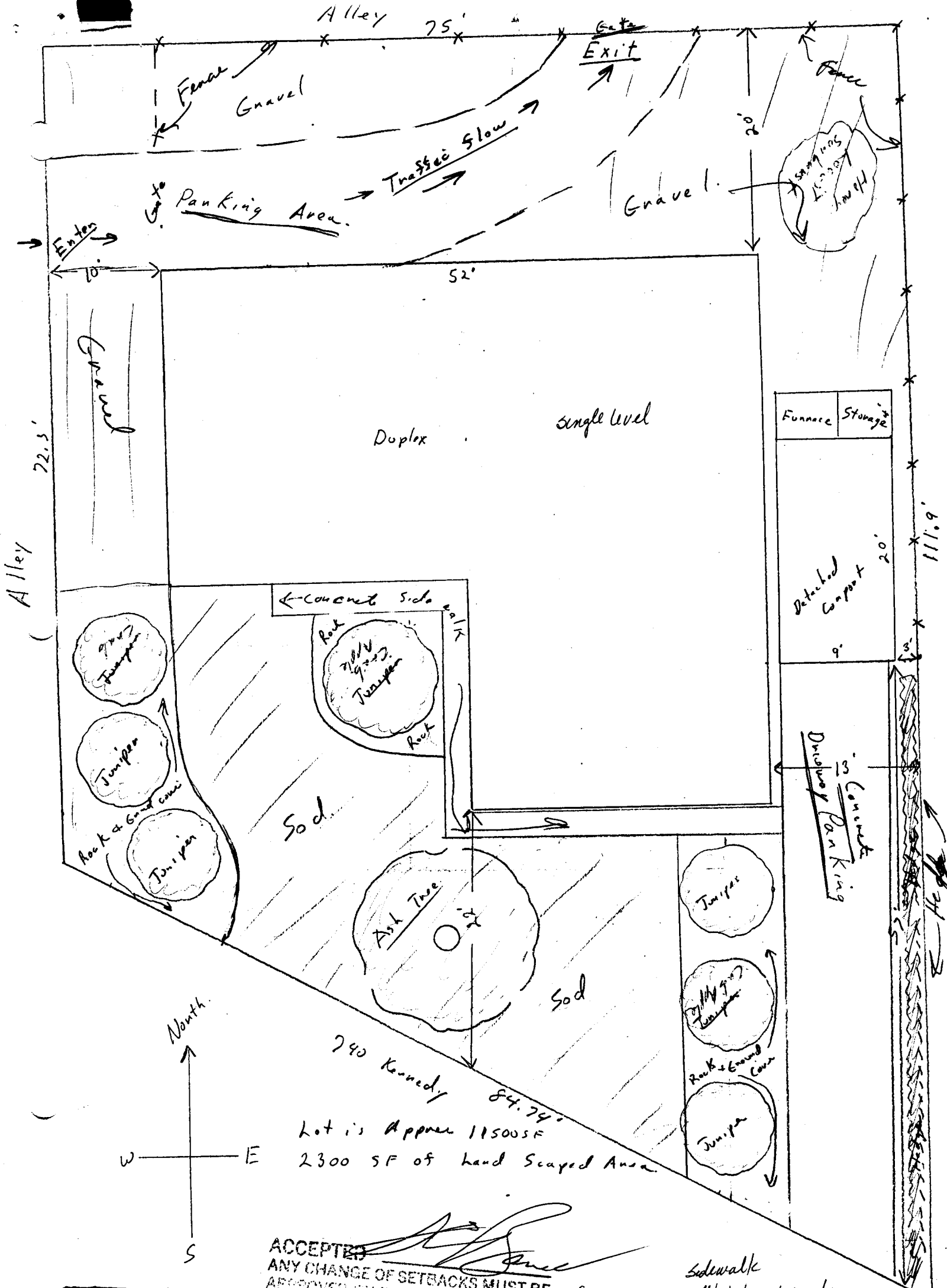
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

Alley 75'



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Outdated*



Lot is Approx 11500 SF  
 2300 SF of land Scaped Area

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Sidewalk  
 4' behind curb  
 30-43/foot

Underground pressurized irrigation system will be provided.

*Outdated*

RECEIVED GRAND JUNCTION  
 PLANNING DEPARTMENT  
 DEC 21 1992



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

December 21, 1992

Gary Rinderle  
542 33 Road  
Clifton, CO 81520

RE: Planning Clearance for 740 Kennedy issued 12/3/92

Dear Gary:

Thank you for the parking and landscaping plan submitted for the proposed duplex at 740 Kennedy. The plan submitted and dated December 21, 1992 is the approved site plan for the property. Sidewalk will also be required to be installed along the Kennedy Avenue frontage of the property, built to City standards. Section 5-4-1.E of the Zoning and Development Code states, "The developer of all developments (except for one single family house on a single parcel of land) shall be responsible for one-half road improvements to the center line of all exterior (abutting and not interior) rights-of-way in accordance with Sections 5-4-10, 5-4-11, and 5-4-12". The existing roadway has pavement, curb and gutter but no sidewalk. The sidewalk must be constructed or a guarantee provided for the construction prior to the Certificate of Occupancy being issued for the duplex.

I spoke with Arllys Indergard at REMAX and she suggested I send this letter to you and copy her, rather than try to contact the property owners who are out of the country. Thank you for your cooperation. If you have any questions you can contact me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner  
Senior Planner

xc: Arllys Indergard, REMAX  
Gerald Williams, City Development Engineer  
Building Department



Printed on recycled paper



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

March 17, 1993

Arlllys Indergard  
REMAX  
1401 North 1st Street  
Grand Junction, CO 81501

RE: 740 Kennedy

Dear Arlllys:

I did a site check of 740 Kennedy yesterday for release of the Certificate of Occupancy (C.O.). I found all the landscaping in the front yard as shown on the approved plan to be in place. However, the 2 upright junipers to be placed between the parking area and north property line (north west corner of the property), agreed upon as an addition to the approved landscaping plan, had not been planted. I spoke to the contractor and he was not aware those were to be added. Rather than hold up the C.O. and the closing to take place the following day, I signed the C.O. with the understanding that the additional trees would be provided.

After looking at the site it seems the two upright junipers may be better placed in the front yard of the units, or perhaps even another shade tree could be installed instead of the two junipers. In either case, please be sure the additional trees are planted by March 31, 1993. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner  
Planning Supervisor



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

March 1, 1993

Arllys Indergard  
REMAX  
1401 North 1st Street  
Grand Junction, CO 81501

RE: 740 Kennedy

Dear Arllys:

As discussed with you and the owners of 740 Kennedy, the landscaping plan prepared by Bookcliff Gardens for the duplex at 740 Kennedy is approved with the addition of 2 upright junipers to be placed between the parking area and north property line. That plan will replace the one previously submitted and dated December 21, 1992. An underground, pressurized irrigation system will also be required.

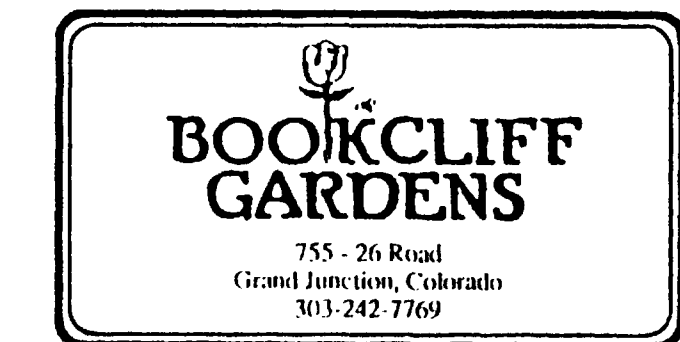
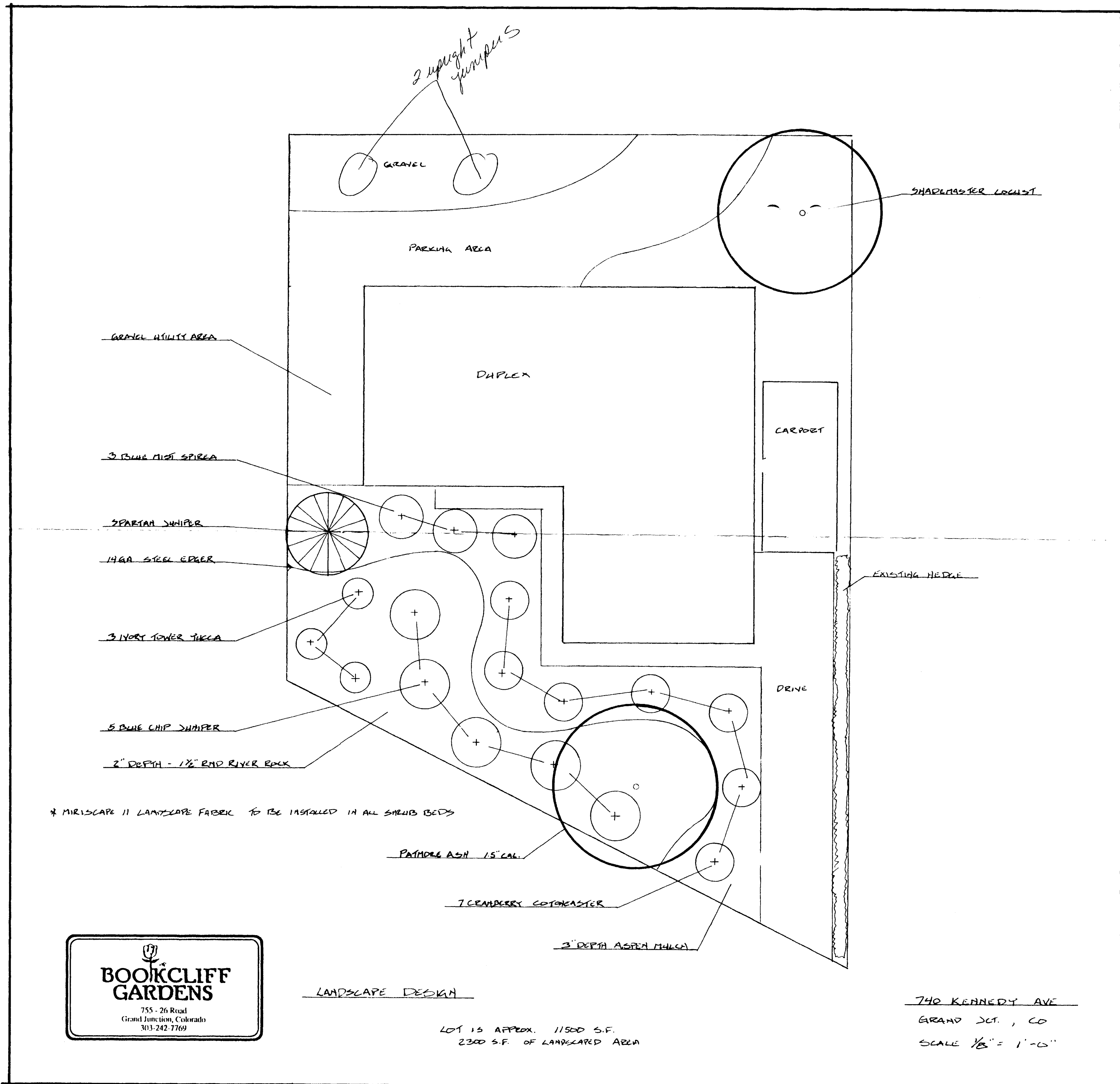
After further discussions with City Engineering, installation of sidewalk along the street Right-of-way will not be required at this time. Sidewalk exists in front of only one property in the block currently and there are no plans for the continuation of sidewalk in the near future.

The required landscaping must be completed prior to issuance of a final certificate of occupancy for the duplex. Thank you for your cooperation through this review process.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner  
Senior Planner



LANDSCAPE DESIGN

LOT IS APPROX. 11500 S.F.  
2300 S.F. OF LANDSCAPED AREA

740 KENNEDY AVE  
GRAND JCT., CO  
SCALE 1/8" = 1'-0"

Revised & accepted plan  
3/1/93  
RD