

10-20-93

FEE \$ 520

46661

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 328 Pine
SUBDIVISION Williams
FILING - BLK - LOT 6
TAX SCHEDULE NO. 2945-243-11-019
OWNER LLOYD RODRIGUEZ JR
ADDRESS 653 WINTER GREEN
TELEPHONE 434-8911

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1316
SQ. FT. OF EXISTING BLDG(S) 0
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
DESCRIPTION OF WORK AND INTENDED USE:
PERSONAL RES.

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-8
SETBACKS: Front 20' from property line or from center of ROW, whichever is greater
Side 5' from property line
Rear 15' from property line
Maximum Height 32'
Maximum coverage of lot by structures 45%

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 13 TRAFFIC ZONE 80
PARKING REQ'MT _____
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 final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

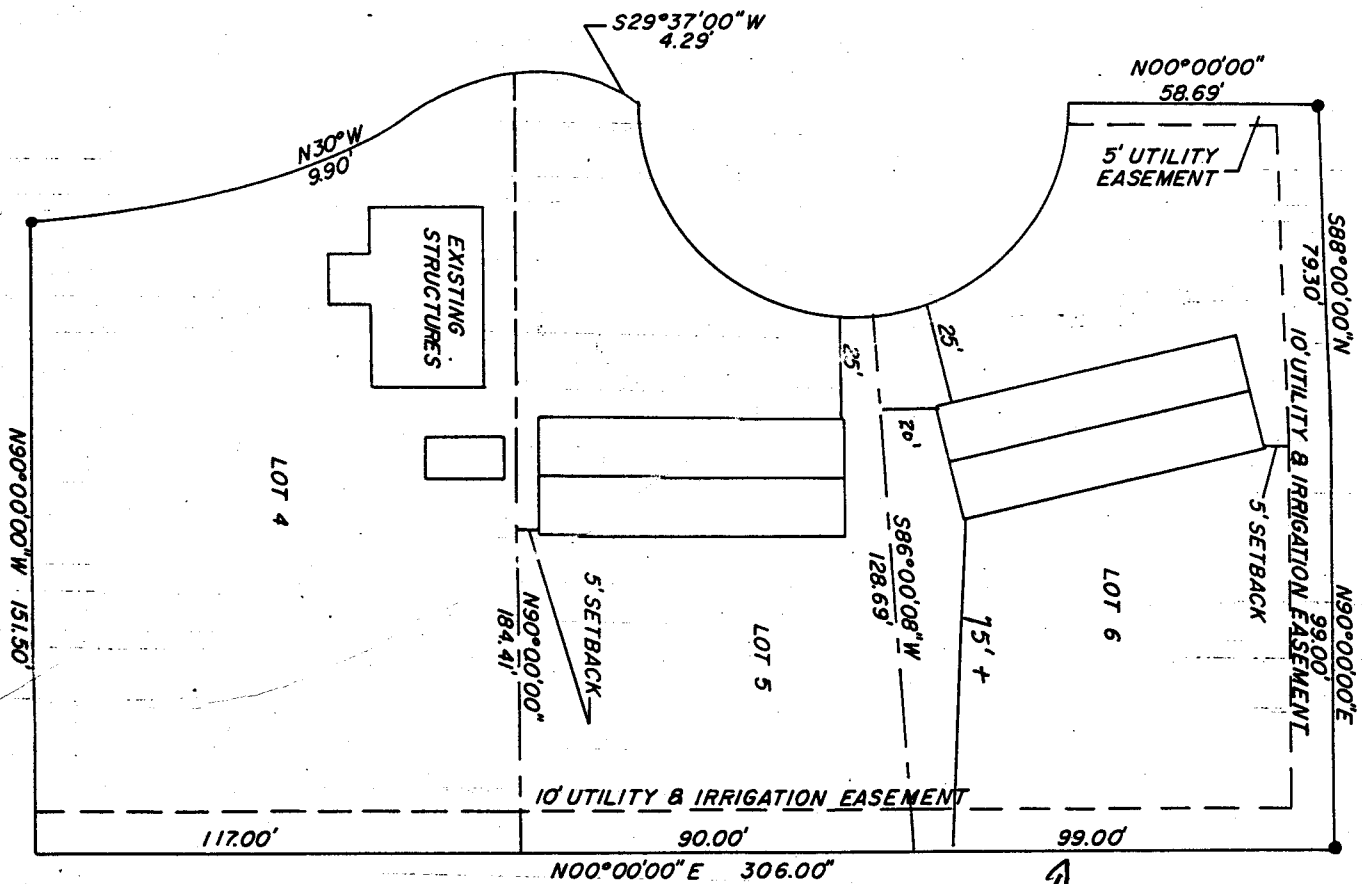
Department Approval Marcus Peltz
Date Approved 10-20-93

Applicant Signature Lloyd Rodriguez Jr.
Date 10-20-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

PINE STREET



ACCEPTED MP 10-20-93
 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.



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

February 23, 1994

Lloyd Rodriquez
653 Wintergreen
Grand Junction, CO 81504

Dear Mr. Rodriquez:

As you are aware, it has been brought to our attention that adequate street improvements do not exist on the portion of Pine Street where you are currently building two homes. Improvements or a financial guarantee for the needed improvements to Pine Street should have been required at the time the Planning Clearances were issued for 328 Pine (dated 10-20-93) and 326 Pine (dated 11-2-93). Section 5-4-1.E of the Zoning and Development Code requires such improvements for all development.

Don Newton, the City Engineer has inspected the site and has estimated a cost for paving the cul-de-sac with recycled asphalt over aggregate base course. Your estimated share of the cost for the two lots is \$1,953.00. The City is not requiring curb, gutter and sidewalk in this cost.

Please pay the street improvement fee to the City of Grand Junction by March 3, 1994. Building Department will not do the final inspection of the houses until payment is made. City crews will pave the cul-de-sac sometime this summer. The brick mail box structure that has been constructed in the center of the right-of-way will also have to be removed or relocated out of the ROW by the builder.

If you have questions you can call me at 244-1446 or Don Newton at 244-1559. Thank you for your cooperation.

Sincerely,

Katherine M. Portner
Katherine M. Portner
Planning Supervisor

xc: Don Newton, City Engineer
John Shaver, Assistant City Attorney

Lloyd

To: KathyP
Cc: MarkR,DougC
From: Don Newton
Subject: Pine Street Improvements
Date: 2/23/94 Time: 11:21a

The area of the cul-de-sac which fronts on lot 5 and 6 in Williams Subdivision is 279 square yards based on a 40' radius to the edge of pavement. The cost to pave this area with recycled asphalt including 6 inches of aggregate base course would be no less than \$7.00 per square yard. Therefore the total cost of street improvements for lots 5 and 6 is \$1,953.00. There is no curb, gutter or sidewalk required or included in this cost.

The cul-de-sac will be paved by City Street crews sometime this summer. The brick mail box structure that has been constructed in the center of the right-of-way will have to be removed or relocated by the builder. It could be placed in the right-of-way if located at least 47.5' from the center of the cul-de-sac.