

FEE \$ 5.00 ~~N/A~~

BLDG PERMIT NO. \_\_\_\_\_

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

3011-2640-07-0 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2507 Orchard TAX SCHEDULE NO. 2945-124-02-026  
 SUBDIVISION Melrose SQ. FT. OF PROPOSED BLDG(S)/ADDITION →  
 FILING \_\_\_\_\_ BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 2500  
 (1) OWNER Alex Mirron NO. OF DWELLING UNITS  
 BEFORE: 4 AFTER: 4 CONSTRUCTION  
 (1) ADDRESS ~~250~~ 532 E. Valley Dr  
 (1) TELEPHONE 523-1035 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 CONSTRUCTION  
 (2) APPLICANT Same USE OF ALL EXISTING BLDGS Housing, Shed  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE: Interior  
 (2) TELEPHONE \_\_\_\_\_ new windows (up grade), remodeling, plumbing, elec, sheet rock, roof (replace)  
existing (4 plex) new carpet, paint

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: Front 45' from Property Line (PL) or Parking Req'mt \_\_\_\_\_  
45' from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions: Non-complying 4-plex to be converted to a duplex, still non-complying in the zone, but close to compliance  
 Maximum Height 32'  
 Maximum coverage of lot by structures 45% CENSUS TRACT 6 TRAFFIC ZONE 31

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Alex Mirron Date 8/16/94  
 Department Approval Kathy Portman Date 8/17/94  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A  
 Utility Accounting Miller Fowler Date 8-17-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)