

FEE \$ paid

LDG PERMIT NO.

TCP- \$300.00

# PLANNING CLEARANCE

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

Grand Junction Community Development Department

1005-1520-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 408 W. COLD AVE TAX SCHEDULE NO. 2945-154-20-010  
 SUBDIVISION Moble SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1248 sq ft.  
 FILING \_\_\_\_\_ BLK 9 LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER CINDY ENOS - MARTINEZ NO. OF DWELLING UNITS  
 \* JOSE L. MARTINEZ BEFORE: 0 AFTER: 1 bldg - 2 UNITS CONSTRUCTION  
 (1) ADDRESS 218 Chulouta Av  
 (1) TELEPHONE 241-5631 or 244-1887 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT CINDY ENOS - MARTINEZ USE OF ALL EXISTING BLDGS N/A  
 (2) ADDRESS 218 Chulouta Av DESCRIPTION OF WORK & INTENDED USE: build  
 (2) TELEPHONE 241-5631 or 244-1887 duplex for RENTAL UNITS

✓ 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 RMF-64 Landscaping / Screening Required: YES  NO \_\_\_\_\_  
 SETBACKS: Front 20' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Parking Req'mt 2 space per unit  
 Maximum Height 36' Special Conditions: curb cut permit required  
 Maximum coverage of lot by structures 60% CENSUS TRACT 9 TRAFFIC ZONE 43

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 Cindy Enos Martz Date 4/3/95

Department Approval Kathy Porter Date 4/3/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8214 - ~~FE~~ to Duplex *change from*

Utility Accounting Mellicie Fowler Date 4-3-95

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)