

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51757

PLANNING CLEARANCE

Residential

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

Grand Junction Community Development Department

301-2450-21-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 335 Franklin Av TAX SCHEDULE NO. 2945-104-31-001

SUBDIVISION Elliot Minor SQ. FT. OF PROPOSED BLDG(S)/ADDITION 164

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Thomas H Lawrence NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 335 Franklin Ave G.S.

(1) TELEPHONE 241-0933 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 CONSTRUCTION

(2) APPLICANT Tom Lawrence USE OF ALL EXISTING BLDGS House / Storage

(2) ADDRESS 335 Franklin Ave G.S. DESCRIPTION OF WORK & INTENDED USE: add on

(2) TELEPHONE 241-0933 porch to existing house

8 1/2 x 11 Site Plan -
✓ 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 45' from Property Line (PL) or Parking Req'mt _____
20' from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions: _____

Maximum Height 36 _____

Maximum coverage of lot by structures 60% CENSUS TRACT 4 TRAFFIC ZONE 10

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 Thomas H Lawrence Date 4-5-95

Department Approval Ronnie Edwards Date 4-5-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - no change in S/F used

Utility Accounting Melvin Fowler Date 4-5-95

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)

157'

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

Ronnie Edwards 4/6/95

17'

48'

Franklin Ave Front

