

FEE \$	10 ⁰⁰
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.	57518
FILE #	

PLANNING CLEARANCE

10041230029

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 402 West Grand Ave TAX SCHEDULE NO. 2945-151-00-081

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 950 sq. ft.

FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 12,500 sq. ft.

(1) OWNER Frank Maldonado NO. OF DWELLING UNITS
BEFORE: one AFTER: one CONSTRUCTION

(1) ADDRESS 402 West Grand Ave NO. OF BLDGS ON PARCEL
BEFORE: 3 AFTER: 3 CONSTRUCTION

(1) TELEPHONE 243-7309 USE OF ALL EXISTING BLDGS 2 storage sheds & house

(2) APPLICANT _____ DESCRIPTION OF WORK & INTENDED USE: Living

(2) ADDRESS _____ Build Two bed room and Bathroom upstairs

(2) TELEPHONE _____

✓ 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' ± 20' from Property Line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater Special Conditions: _____

Side 10' from PL Rear 20' from PL

Maximum Height 36'

Maximum coverage of lot by structures 100% CENS.T. 9 T.ZONE 11 ANNEX # _____

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 Frank Maldonado Date 9-16-96

Department Approval Santa Costello Date 9-16-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____

Utility Accounting M. Cole Date 9-16-96

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

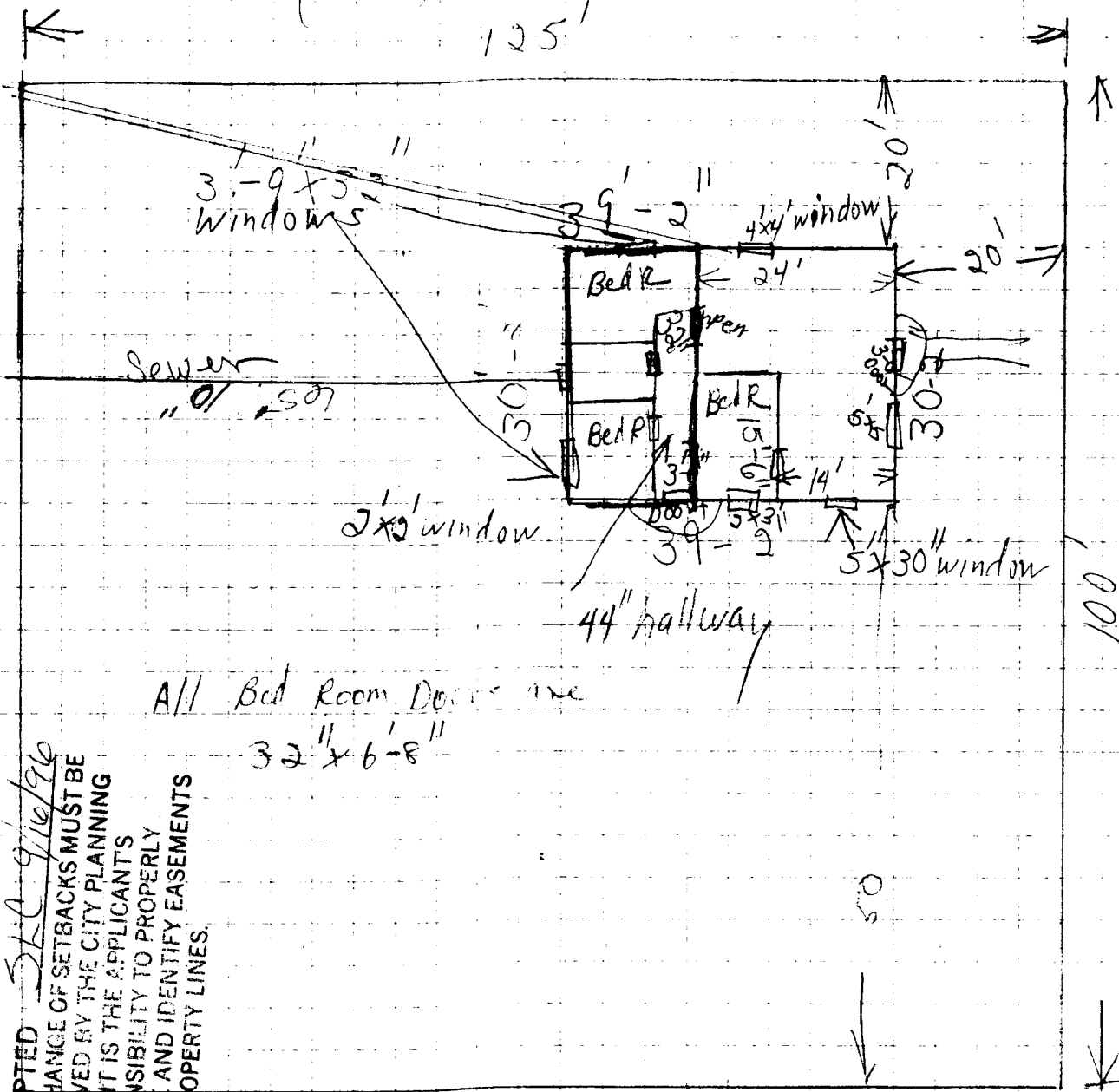
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Frank Maldonado 402 W. Grand Ave
 3rd St Co. 81500

Vine St. Corner hou

Electric phone

North Alley 100'



3-4
 All m.
 Removed
 By MAJ

Note:
 Every sleeping story must have or exterior door or rescue. All doors shall have opening of 5.7 clear opening minimum net 20 inches. Th 44 inches fro

All Bed Room Doors are 32" x 6'-8"

ACCEPTED 5/20 9/16/96
 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.

West Grand Avenue

ACCEPT

THIS REVIEW COVERS CODES ONLY. ITEMS SHOWN BY PLAN CITY OR COUNTY ENGINEER.

MAKE NO UNAUTHORIZED CHANGES
 KEEP THESE PLANS ON THE JOB
 CALL FOR INSPECTIONS

West