

FEE \$ Pd w/ C.O.U.
TCP \$ 400.00
DRAINAGE FEE \$

BLDG PERMIT NO. 57536
FILE # COU 96-4.27

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
 Grand Junction Community Development Department

*JCP*

4002-0960-05-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 655 GRAND MESA AVE TAX SCHEDULE NO. 2945 233 06022

SUBDIVISION Giffords Re Plat SQ. FT. OF PROPOSED BLDG(S)/ADDITION 360 Sq Ft.

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 15, 16, 14, 17 SQ. FT. OF EXISTING BLDG(S) 1120

(1) OWNER Dorothy C. Green NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) ADDRESS 655 GRAND MESA AVE NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 241-9106 USE OF ALL EXISTING BLDGS Home & Garage

(2) APPLICANT Dorothy C. Green DESCRIPTION OF WORK & INTENDED USE: Duplex

(2) ADDRESS 655 GRAND MESA AVE Addition to home for Small Apt.

(2) TELEPHONE 241-9106

✓ 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-16 Landscaping / Screening Required: YES \_\_\_\_\_ NO X

SETBACKS: Front 20' from Property Line (PL) Parking Req'mt 2 per unit  
 or \_\_\_\_\_ 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 \_\_\_\_\_ CENS.T. \_\_\_\_\_ T.ZONE \_\_\_\_\_ 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 Dorothy Green Date 11/18/96

Department Approval Justin K. Caldwell Date 12/3/96

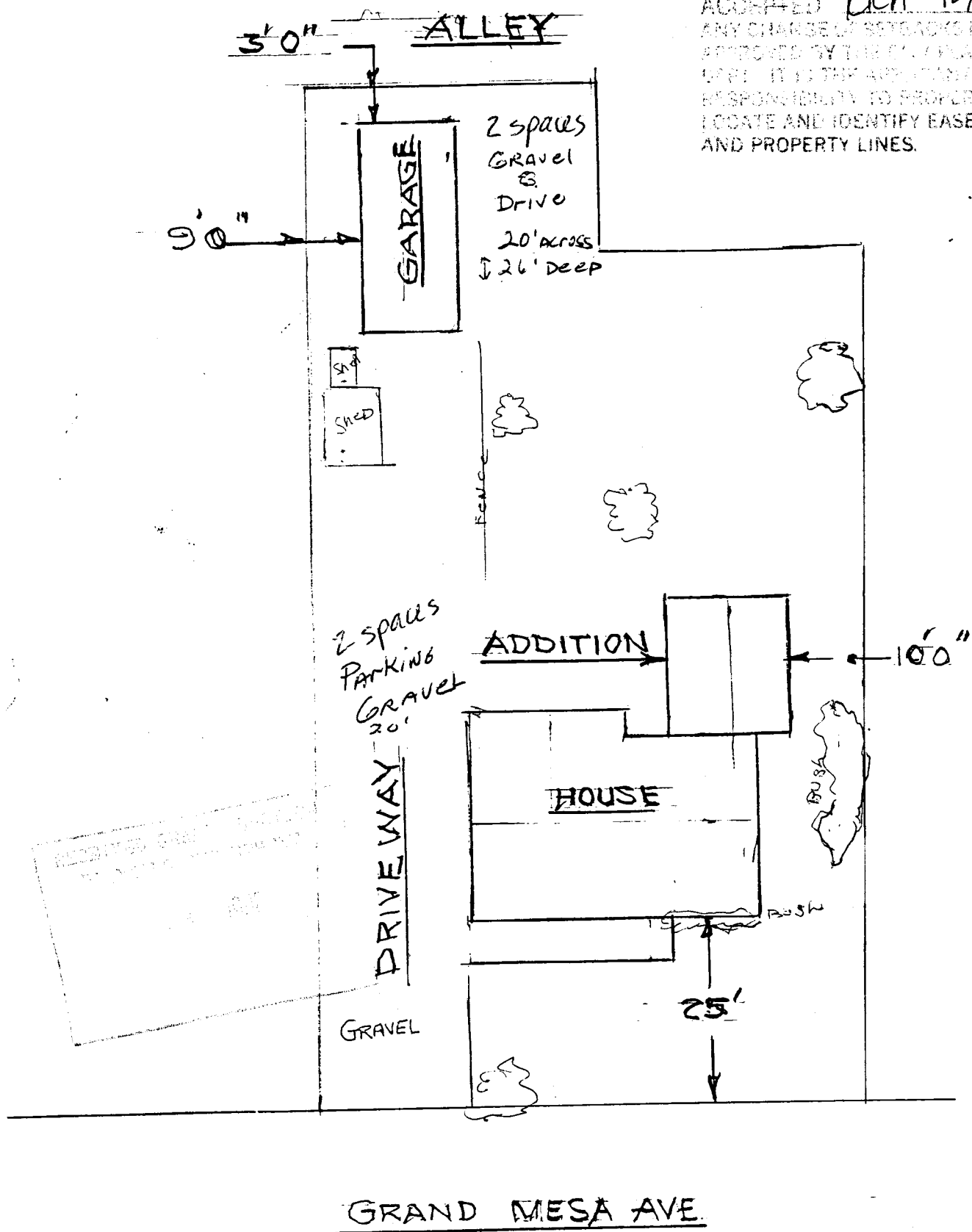
Additional water and/or sewer tap fee(s) are required: YES ✓ NO \_\_\_\_\_ W/O No. 9702

Utility Accounting Caldwell Date 12-3-96

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)

ACCEPTED UUA 12/3/96  
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.



SITE PLAN  
655 GRAND MESA

SCALE 1" = 20'