

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>59716</u>
FILE #

Single Family PLANNING CLEARANCE

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

2005-0970-10-0

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1107 Gunnison TAX SCHEDULE NO. 2945-141-30-002
 SUBDIVISION City GRJCT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 533 S.F.
 FILING BLK 45 LOT 3&4 SQ. FT. OF EXISTING BLDG(S) 1032 S.F.
 (1) OWNER DAN WALEN NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 1204 OURAY, GRJCT NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 CONSTRUCTION
 (1) TELEPHONE 242-2698
 (2) APPLICANT CASAS DEL TIERRA, INC USE OF ALL EXISTING BLDGS SGL FAM RESIDENCE
 (2) ADDRESS 3041 N. 15TH GRJCT DESCRIPTION OF WORK & INTENDED USE:
 (2) TELEPHONE 243-5578 ADDITION -> 1 Bedrm, 1 full bath, closet

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 RSE-8 Landscaping / Screening Required: YES NO
 SETBACKS: Front 20' from Property Line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL Rear 15' from PL Special Conditions:
 Maximum Height 32'
 Maximum coverage of lot by structures 45% Census Tract 2 Traffic Zone 36 Annx #

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 J. Hansen Date 03-27-97
 Department Approval Ante Costello Date 3-27-97
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. —
 Utility Accounting Abundant Date 3-27-97

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

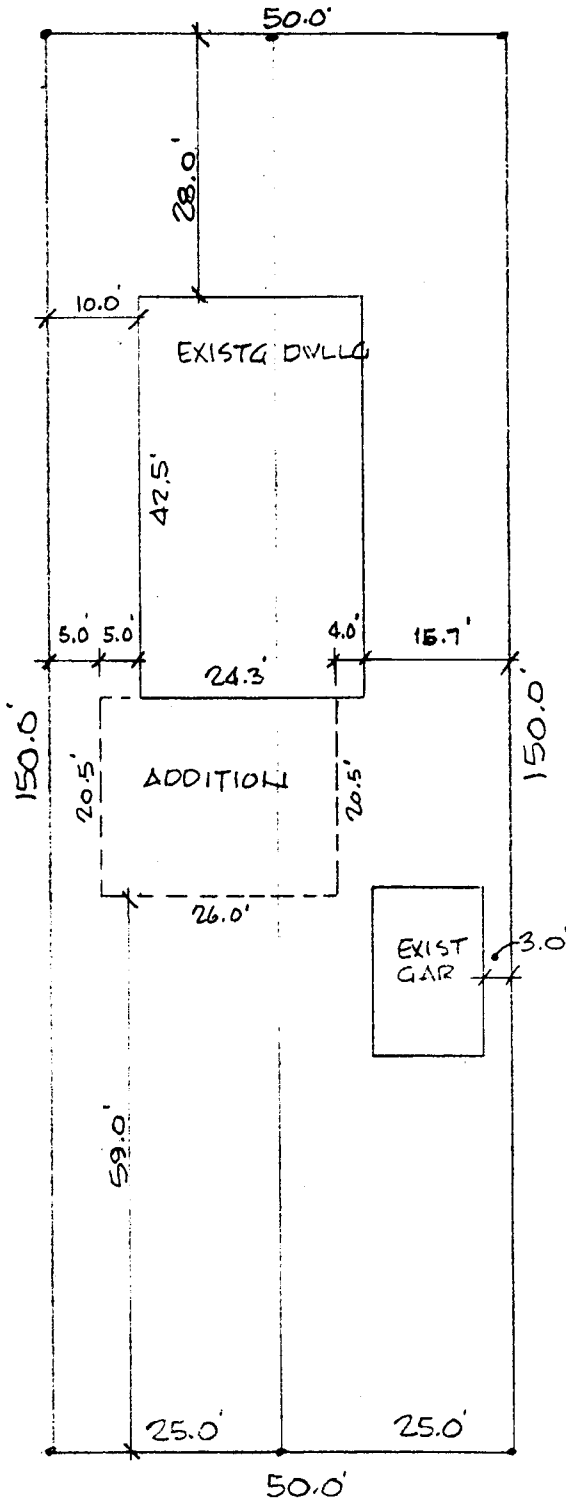
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

GUNNISON AV. 1107



SCALE 1" = 20.0'

PROPOSED ADDITION TO
SINGLE FAM. RESIDENCE
OWNER: DAN WAHLEN
LEGAL: LOT 3&4, BL 45, CITY GR. JCT
TAX #: 2945-141-30-002



ACCEPTED SLC 3/27/97
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.