

750.00 Sewer Plant Inv. Fee

Planning \$ 10	<del>Drainage</del> 0
TCP \$ 500	<del>School Impact</del> 0

BLDG PERMIT NO. 60591
FILE #

**PLANNING CLEARANCE** *Single Family*  
(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BLDG ADDRESS 119 INDEPENDENT AVE TAX SCHEDULE NO. 2945-104-13-013

SUBDIVISION MONUMENT HT. SUPD. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1056

FILING BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER S DORIS & ERNEST SAME GREENWOOD NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS SAME

(1) TELEPHONE V NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT SUNDANCE PROPERTIES USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS P.O. Box 2867 GJT, CO 81502 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE (970) 243-2308 SET MODULAR HOME ON PLO.

✓ 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 45' from center of ROW, whichever is greater Parking Req'mt 2

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 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 Jana J. Bringham Date 5/6/97

Department Approval Renta L. Castells Date 5/6/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 10142

Utility Accounting CM Cole Date 5/6/97

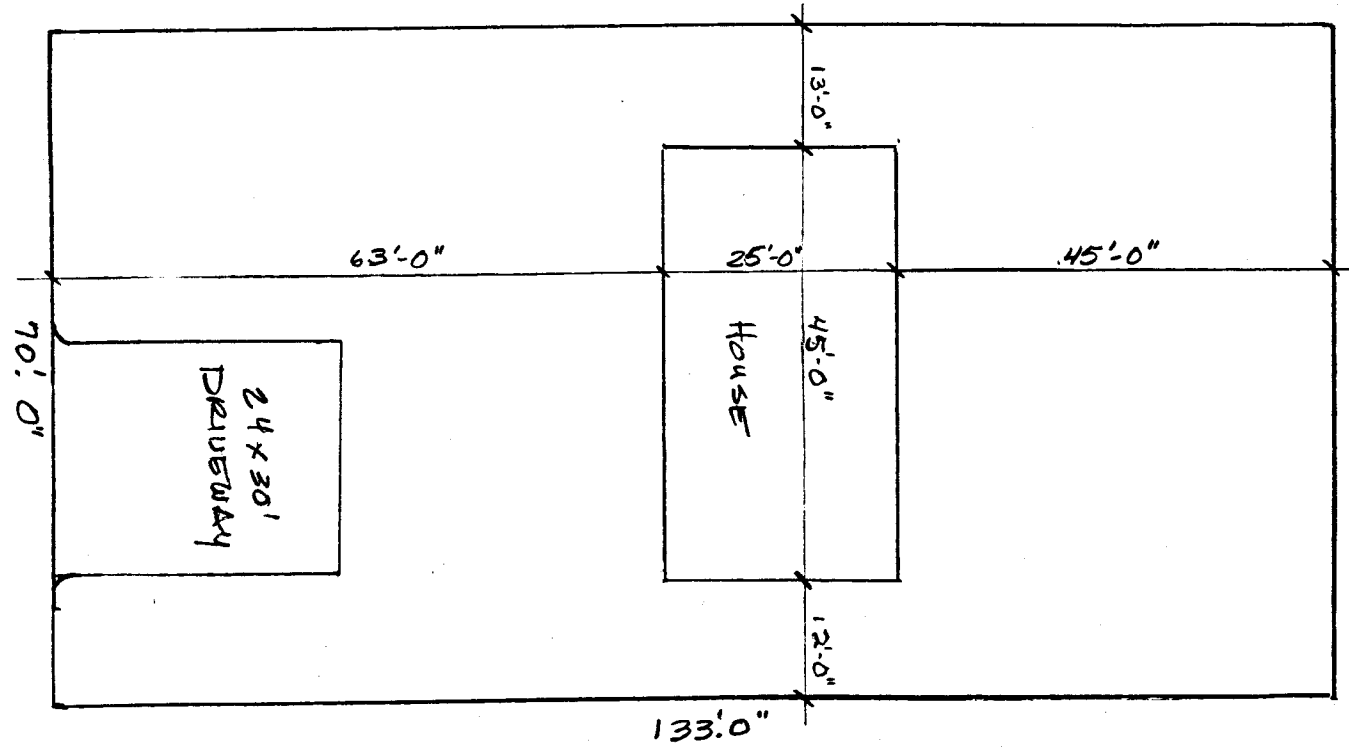
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

3-21-97  
[Signature]  
LOCATOR OF  
DRIVEWAY

119 INDEPENDENT

ACCEPTED SIC 5/6/97  
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.



**RECEIPT FOR CERTIFIED MAIL**

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

PS Form 3800, June 1985

Sent to <b>Jana Bingham</b>	
<b>Sundance Properties</b>	
<b>PO Box 2867</b>	
P.O. State and ZIP Code <b>Grand Junction CO 81502</b>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$

02  
ndent Avenue

Postmark or Date  
**05/28/97**

he Planning Clearances that were issued for the placement of modular units at 107 and 119 Independent Avenue. Those properties are zoned RMF-64 which requires that a minimum of 15% of the lot area be landscaped (section 4-2-9.D of the Zoning and Development Code). The landscaping must meet the requirements of section 5-4-15 of the Zoning and Development Code.

A landscaping plan for the properties must be reviewed and approved prior to Building Department's final inspection of the properties. The approved landscaping must also be installed or a development improvement agreement and guarantee be in place prior to final inspection.

We also continue to get phone calls from residents concerned with the condition of the units. We hope that your rehab of the units will be extensive. If you have any questions on the landscaping requirement you can call me at 244-1446.

Sincerely,

*Katherine M. Portner*

Katherine M. Portner  
Acting Community Development Director

cc: Bob Lee, Mesa County

<b>SENDER</b>		Article Number: <b>703 691 880</b>	
3. Article Addressed to: <b>Jana Bingham Sundance Properties PO Box 2867 Grand Junction CO 81502</b>		4. Service Type: <input checked="" type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
5. Signature (Addressee)		7. Date of Delivery	
6. Signature (Agent) <i>Katherine M. Portner</i>		8. Addressee's Address (Only if requested and fee is paid)	

PS Form 3811, November 1990 • U.S. GPO: 1991-207-000 • **DOMESTIC RETURN RECEIPT**

CERTIFICATE OF INSPECTION

*Attach to Planning  
Clearance*

Date: 09/30/97

Permit # 60223

The work listed below has been inspected by this office and is approved.

ADDRESS  
00119 00 INDEPENDENT AV

Work Inspected: mobile home

NOTE: This certificate is NOT a Certificate of Occupancy.

*T. Bell C*  
\_\_\_\_\_  
Inspector  
*Kathleen M. Portner*

CERTIFICATE OF INSPECTION

Date: 09/30/97

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*T. Bell C*  
\_\_\_\_\_  
Inspector  
*Kathleen M. Portner*

CERTIFICATE OF INSPECTION

*Attach to Planning Clearance*

Date: 09/30/97

Permit # 60591

The work listed below has been inspected by this office and is approved.

ADDRESS  
00119 00 INDEPENDENT AVE

Work Inspected:

NOTE: This certificate is NOT a Certificate of Occupancy.

  
Inspector

*Kathleen M. Porter*

CERTIFICATE OF INSPECTION

Date: 09/30/97

Permit # 60591

The work listed below has been inspected by this office and is approved.

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00119 00 INDEPENDENT AVE

Work Inspected:

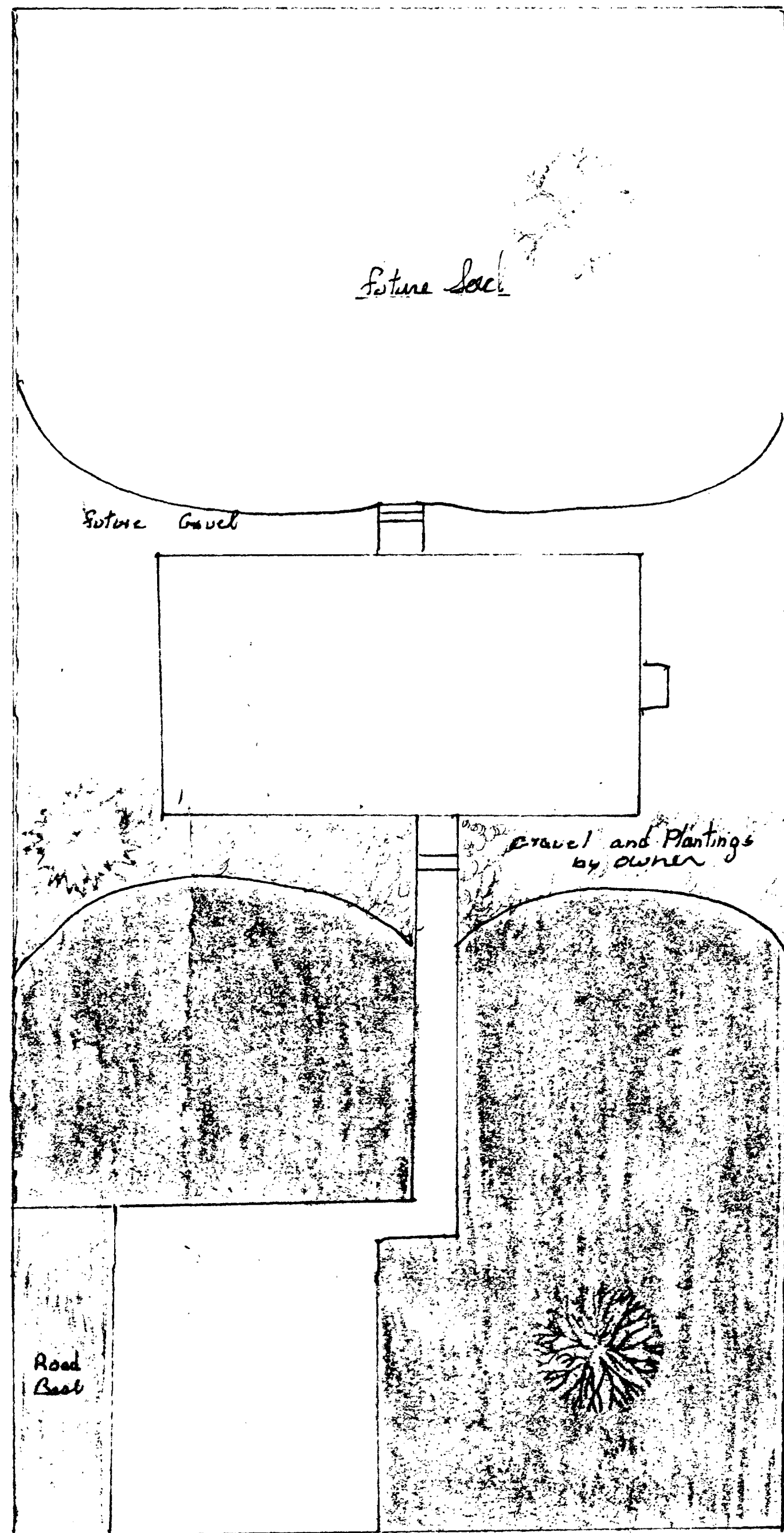
NOTE: This certificate is NOT a Certificate of Occupancy.

  
Inspector

*Kathleen M. Porter*

New Concepts in Landscaping  
 for  
 Sundance Properties  
 by  
 Land Escapes 1<sup>1/2</sup>" V.N.  
 II

119 Independent



6' tall  
 Spruce  
 Ash 1 1/2"  
 Caliper measured  
 1" above ground  
 level  
 Cottonwood 1 1/2"  
 Caliper  
 measured 1"  
 above ground  
 level  
 underground pressurized  
 irrigation system to be  
 provided.

RP 9/17/97

Independent Hill