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|--------------------------|------------------------|
| Planning \$ <u>10.00</u> | Drainage \$ _____ |
| TCP \$ _____ | School Impact \$ _____ |

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|------------------------------|
| BLDG PERMIT NO. <u>59658</u> |
| FILE # _____ |

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

| | |
|---|---|
| BLDG ADDRESS <u>516 KANSAS AVE</u> | TAX SCHEDULE NO. <u>2945-074-17-002</u> |
| SUBDIVISION <u>Bluffs</u> | SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>No Additions</u> |
| FILING <u>1</u> BLK <u>2</u> LOT <u>2</u> | SQ. FT. OF EXISTING BLDG(S) _____ |
| (1) OWNER <u>John A + Marie Moore</u> | NO. OF DWELLING UNITS BEFORE: <u>Same</u> AFTER: <u>Same</u> CONSTRUCTION |
| (1) ADDRESS <u>516 KANSAS AVE</u> | NO. OF BLDGS ON PARCEL BEFORE: <u>Same</u> AFTER: <u>Same</u> CONSTRUCTION |
| (1) TELEPHONE <u>970 245 8704</u> | USE OF ALL EXISTING BLDGS _____ |
| (2) APPLICANT <u>John A Moore</u> | DESCRIPTION OF WORK & INTENDED USE: <u>Replacing</u> |
| (2) ADDRESS <u>516 KANSAS AVE</u> | <u>Roof over Breezeway</u> |
| (2) TELEPHONE <u>970 245 8704</u> | _____ |

✓ 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 <u>PR-2</u> | Landscaping / Screening Required: YES _____ NO _____ |
| SETBACKS: Front <u>25'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater | Parking Req'mt _____ |
| Side <u>7'</u> from PL Rear <u>10'</u> from PL | Special Conditions: _____ |
| Maximum Height _____ | _____ |
| Maximum coverage of lot by structures _____ | Census Tract <u>1401</u> Traffic Zone <u>91</u> 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 <u>John A. Moore</u> | Date <u>3-25-97</u> |
| Department Approval <u>Marie Babineau</u> | Date <u>3-25-97</u> |
| Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. <u>5002-0410-06-4</u> | |
| Utility Accounting <u>Charles</u> | Date <u>3-25-97</u> |

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)

516 KANSAS

X
Not drawn to
Scale -

ACCEPTED MR 3-25-97
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.

Back Yard
Lawn

property line

108' 13"

43'

27' 8"

36' 6"

House

36' 6"

stairs

← 12' 5"

Breezeway

← 12' 1"

garage

22' 8"

11' 7 1/2"

8' 6"

106' 9"

West

EAST

5' 0 1/2"

fence

12'

37'

Yard

42' 6"

Driveway

fence

← 74' →
KANSAS AVE