

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	—



BLDG PERMIT NO. 104925

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

11-009

BLDG ADDRESS 407 W. ~~Grand~~ ^{Grand} TAX SCHEDULE NO. 2945-154-~~11009~~

SUBDIVISION Carpenter Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900

FILING 2 BLK 7 LOT 4 + th 8 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Laurel Coleman NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 469 25 1/2 rd NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 256-7624 USE OF EXISTING BLDGS NA

(2) APPLICANT Laurel Coleman DESCRIPTION OF WORK AND INTENDED USE:
House

(2) ADDRESS Same

(2) TELEPHONE Same

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1 (RSF-8) Maximum coverage of lot by structures 4570

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions RZ-98-010

Maximum Height 32' CENSUS 9 TRAFFIC 11 ANN#

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature [Signature] Date 4-20-98

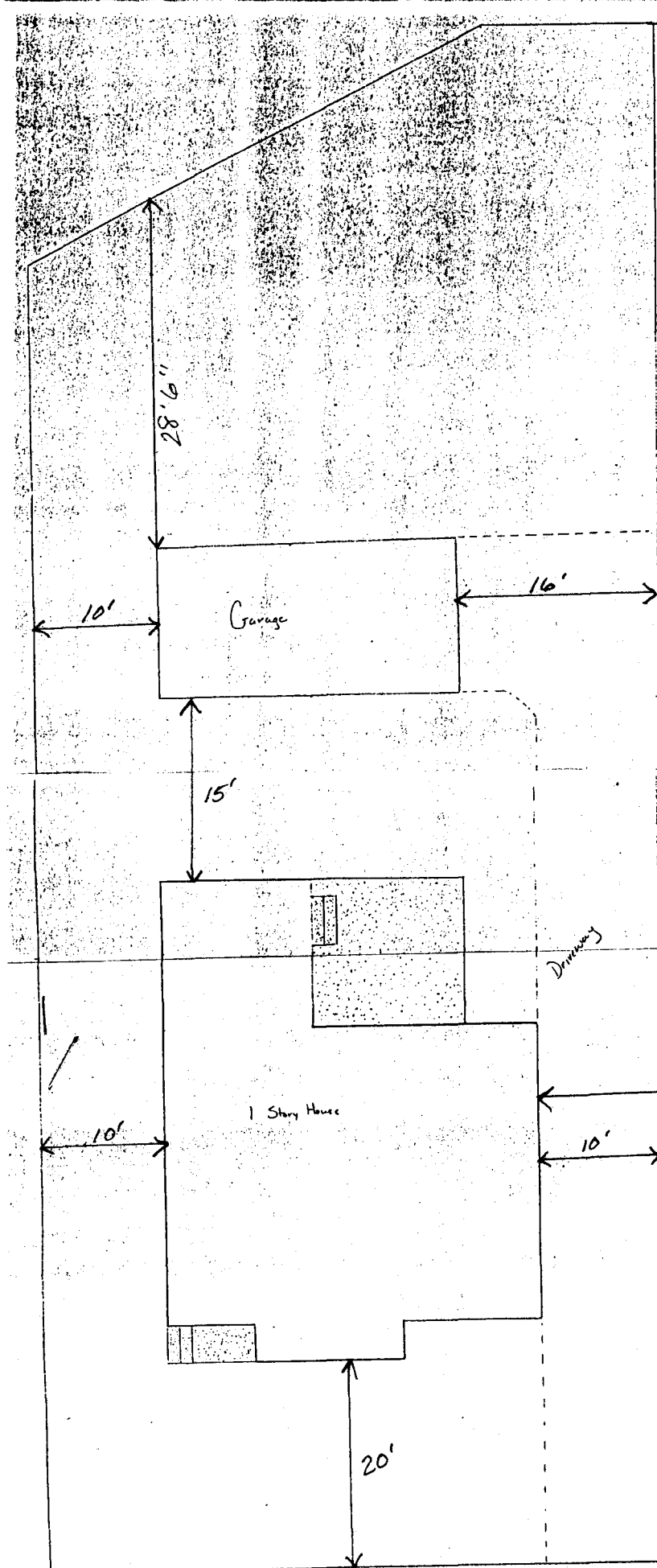
Department Approval [Signature] Date 4-22-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11213

Utility Accounting [Signature] Date 4-22-98

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)



Amended
 ACCEPTED SLL 5-4-98
 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.

ACCEPTED SLL 4-27-98
 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.

DRAINWAY LOCATION

OK.

ll Abstract

4/21/98

75'

In the Matter of an Application for Planning Clearance/Building Permit

407 West Grand

Grand Junction, Colorado 81501

On April 1, 1998 the Grand Junction City Council approved on second reading an ordinance rezoning the property at 407 West Grand, Grand Junction, Colorado, ("the Property") to RSF-8. In accordance with the City's Charter the ordinance is not effective until the passage of 30 days from the date of final passage and final publication. Laurel Coleman, the owner of the Property ("the Owner") has made application to the Community Development Department for a planning clearance in anticipation of a building permit for the placement of a residential structure on the Property.

The Owner has indicated to Community Development staff, and reaffirms that representation by her signature below, that she understands that the residential zoning is not effective and that she will agree to bear any and all risk of loss by proceeding to develop the property prior to the zoning being effective. Therefore, the Community Development Department has indicated a conceptual willingness to accommodate the Owner so long as all risks in the endeavor are expressly assumed by the Owner.

In consideration of the issuance of a planning clearance before the effective date of the rezoning the Owner agrees that the same and any building permit that issues thereafter are conditioned and conditional as follows:

1. The City agrees to allow the Owner to obtain a planning clearance in order that a building permit may be issued so that the Owner may begin development of the Property for the placement of a single family residence. The Owner shall fully and timely comply with the City's normal requirements concerning development of a residential use including but not limited to bulk requirements of the RSF-8 zone and the payment of any and all water and sewer fees.
2. The Owner understands and agrees that on or before May 3, 1998, that the rezoning of the property is not final. In accordance with the Charter and/or Colorado Rules of Civil Procedure the action taken by City Council is subject to challenge. If the zoning ordinance

is protested in accordance with the Charter or challenged by the filing of an action in accordance with C.R.C.P. 106 or other applicable rule, then the planning clearance and any permit(s) issued after or premised on the planning clearance shall be declared, rendered and determined by the City to be null, void and of no effect. Notification of revocation or declaration of invalidity shall be made by the City in writing to the Owner via certified mail, return receipt requested at the address shown below. The Owner waives formal service of process and any and all defenses that she may have if the planning clearance is revoked or declared invalid because of challenge to the rezoning ordinance as generally described in this paragraph.

3. The Owner agrees that she shall not occupy or use nor shall any tenant or purchaser occupy or use any portion of the structure until a permanent certificate of occupancy has been issued. A certificate of occupancy shall not be applied for by the Owner until after the rezoning ordinance has become effective.

4. The Owner agrees to and does assume any and all risk attendant to proceeding to construct improvements on and to the Property in the absence of the rezoning being effective.

5. The Owner agrees to hold harmless and indemnify the City, its officers, agents and employees from injury or damage, or claims of injury or damage, resulting from this agreement, the City's approvals provided for herein and with regard to any claims of any third party with regard to the City's approval of an arrangement such as is provided herein.

Dated this 20 th day of April, 1998.

Laurel L Coleman by Paul Coleman
att in fact

Laurel Coleman

Owner, 407 West Grand

81505

(address)


E. Scott Harrington

Director of Community Development