

Planning \$ <u> </u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>71508</u>
FILE # <u>COU-1999-04.04</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1306 N. 23rd Street

TAX SCHEDULE NO. 2945-124-20-015

SUBDIVISION Teller Acres

SQ. FT. OF PROPOSED BLDG(S)/ADDITION No new structures

FILING BLK 2 LOT 1, 2 + west 50 ft of lot 3

SQ. FT OF EXISTING BLDG(S)

OWNER Chad + Anouk Kincaid

NO. OF DWELLING UNITS: BEFORE 2 AFTER 3

ADDRESS 1306 N. 23rd Street

CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2

TELEPHONE (970) 245-5991

USE OF ALL EXISTING BLDGS Single family home + apartment

APPLICANT Chad Kincaid

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS see above

Interior remodeling for 2nd unit in

TELEPHONE see above

single family home Kitchenette, throw wall

✓ 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-32

LANDSCAPING/SCREENING REQUIRED: YES NO X

SETBACKS: FRONT: 20 from Property Line (PL) or from center of ROW, whichever is greater
SIDE: 10 from PL REAR: 20 from PL

PARKING REQUIREMENT: NO

MAXIMUM HEIGHT

SPECIAL CONDITIONS:

MAXIMUM COVERAGE OF LOT BY STRUCTURES

CENSUS TRACT 6 TRAFFIC ZONE 31 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 Grand Junction 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 Chad Kincaid

Date 5/24/99

Department Approval Mike Bellotti

Date 6/7/99

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO <u> </u>	W/O No. <u>12289</u>
Utility Accounting <u>Tracy Shaffer</u>			Date <u>4/8/99</u>

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