

Planning \$Pd.	Drainage \$ -
TCP \$ <u>500.00</u>	School Impact \$ <u>292.00</u>

BLDG PERMIT NO. <u>72379</u>
FILE # <u>SPR-1999-170</u>

1/4 1/2 Street improvements
(43991) \$ 800.00

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 408 W. Colorado

TAX SCHEDULE NO. 2945-154-20-010

SUBDIVISION Richard D. Mobley's First Stbd.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1363

FILING 1 BLK 9 LOT Part of Lot 1

SQ. FT. OF EXISTING BLDG(S) 1,248

OWNER Jose L. & Cindy Enos-Martinez

NO. OF DWELLING UNITS: BEFORE 2 AFTER 3
CONSTRUCTION

ADDRESS 218 Chulucota GJ. Co 81505

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
CONSTRUCTION

TELEPHONE 241-5641

USE OF ALL EXISTING BLDGS Residential

APPLICANT same

DESCRIPTION OF WORK & INTENDED USE: Build 1

ADDRESS same

single-family detached dwelling on property with existing duplex

TELEPHONE same

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

TBACKS: FRONT: 45' from Property Line (PL) or from center of ROW, whichever is greater
SIDE: 10' from PL REAR: 20' from PL

PARKING REQUIREMENT: 2 spaces PAID

SPECIAL CONDITIONS: NONE OCT 15 1999

MAXIMUM HEIGHT 36'

CENSUS TRACT ~~101~~ 101 TB ~~9~~ ANNX 9

MAXIMUM COVERAGE OF LOT BY STRUCTURES 60%

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 Cindy Enos-Martinez

Date 7/9/99

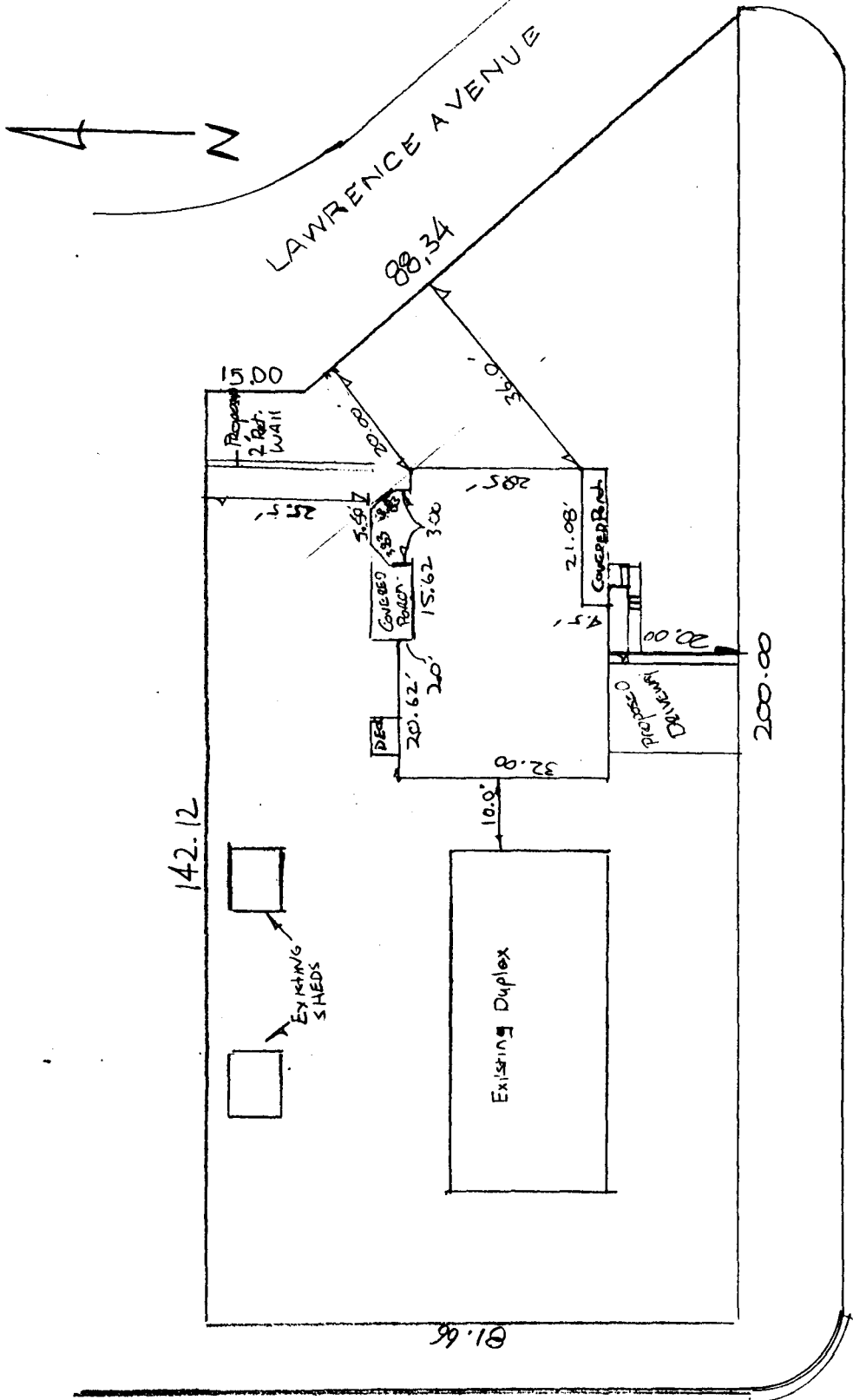
Department Approval John V. Brown

Date 9-20-99 issued 10-15-99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>9112 12634</u>
Accounting <u>C. Bensley</u>			Date <u>10/15/99</u>

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

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



1915
John D. Bern

THIS PLAN IS FOR INFORMATION ONLY
 AND DOES NOT CONSTITUTE A COMMITMENT
 OF THE CITY OF DENVER

WEST COLORADO AVE

MARTINEZ RESIDENCE
 408 WEST COLORADO AVE

