

Planning \$ <u>40</u>	Drainage \$ <u>0</u>
TCP \$ <u>400</u>	School Impact \$ <u>292</u>

BLDG PERMIT NO. <u>72985</u>
FILE # <u>SPR-99-220</u>

PLANNING CLEARANCE

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

49073-11910

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1714 Dolores Street

SUBDIVISION Orchard Mesa Heights

FILING _____ BLK 9 LOT 33, 34, 35

OWNER Ronald Ashley Angelina Ashley

ADDRESS 545 Grand Mesa Ave.

TELEPHONE 241-3488

APPLICANT Ronald Ashley & Angelina Ashley

ADDRESS 545 Grand Mesa Ave.
Grand Junction, Co. 81503
 TELEPHONE 241-3488

TAX SCHEDULE NO. 2945-233-03-002

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

SQ. FT OF EXISTING BLDG(S) 2844

NO. OF DWELLING UNITS: BEFORE 1 AFTER 2
 CONSTRUCTION

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

USE OF ALL EXISTING BLDGS Single family

DESCRIPTION OF WORK & INTENDED USE: Remodel for
multi-Family Two Units

✓ *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-16

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

MAXIMUM HEIGHT 30

MAXIMUM COVERAGE OF LOT BY STRUCTURES 50%

LANDSCAPING/SCREENING REQUIRED: YES NO

PARKING REQUIREMENT: 2 spaces per unit

SPECIAL CONDITIONS: Existing house is a
non-conforming use (because of setbacks)
Duplex is permitted use.

CENSUS TRACT 13 TRAFFIC ZONE 80 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 Ronald Ashley Angelina Ashley Date 9-23-99

Department Approval J. Terstenberger Date 11-15-99

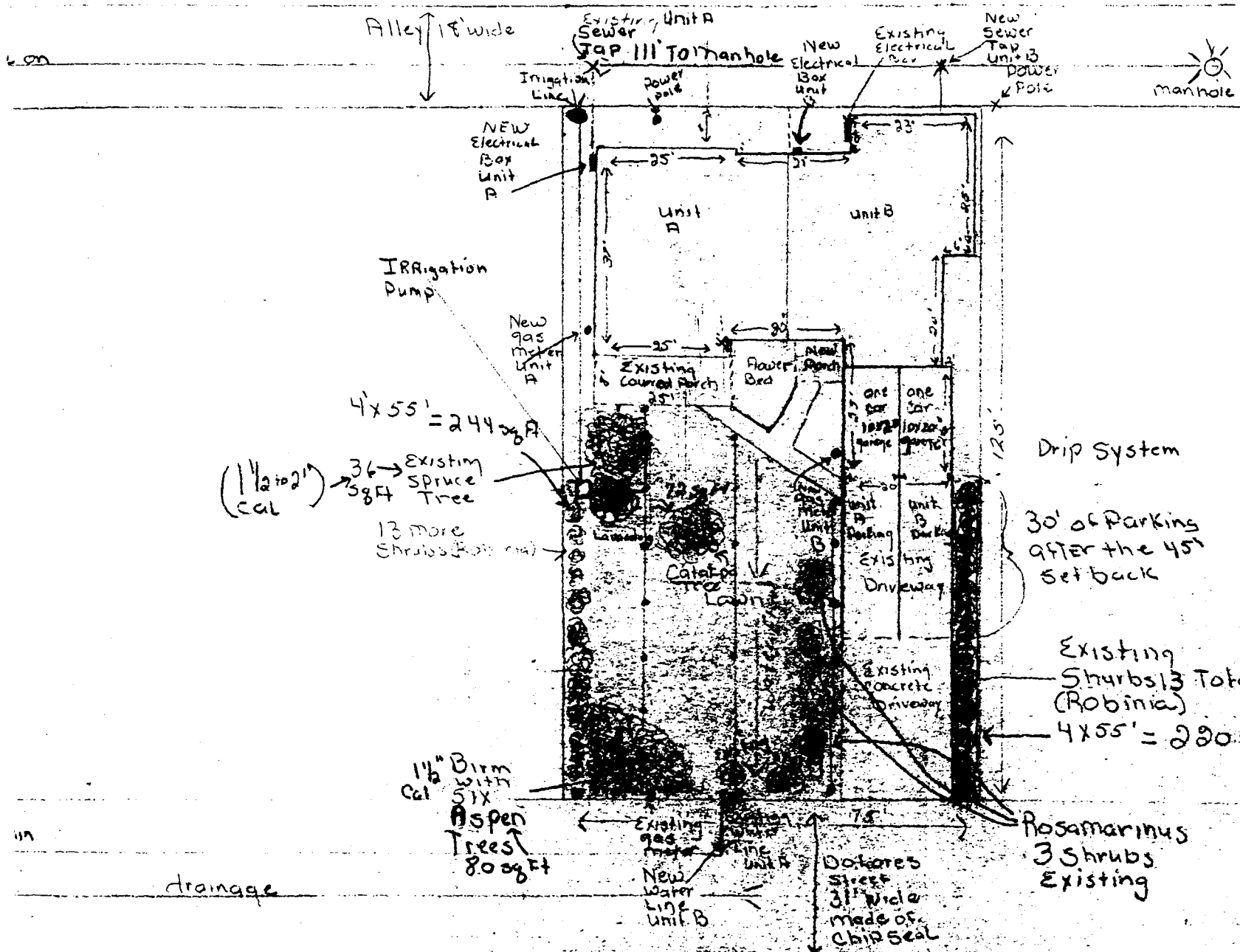
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>not applicable</u>
Utility Accounting	<u>Rotten Tanager</u>		Date <u>11-17-99</u>

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)

driveway. NO NEW driveway

(F) Community Development Department:
Signature Line Title + Date



APPROVED FOR CONSTRUCTION

L. Yurstenberger 11/15/99
Community Development Department Date

33 = Shrubs: 561 sq ft
Lawn: 2494.5 sq ft
7 = Trees: 188 sq ft.
Computerized Rain Bird sprinkler systems in front yard

L. Yurstenberger
11/15/99

EXISTING UTILITIES AND PROPERTY LINES

1714 Delores ST.
SPR-99-220