

72985

Planning \$ <u>0</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

(JL)

BLDG PERMIT NO. <u>75003</u>
FILE # <u>SPR-99-220</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 1716 Dolores St. TAX SCHEDULE NO. 2945-233-03-002
 SUBDIVISION Richard Mesa Hts SQ. FT. OF PROPOSED BLDG(S)/ADDITION -
 FILING - BLK 9 LOT 33,34,35 SQ. FT OF EXISTING BLDG(S) 2844
 OWNER Bon Ashley NO. OF DWELLING UNITS: BEFORE 1 AFTER 2
 ADDRESS 545 Grand Mesa Ave CONSTRUCTION
 TELEPHONE 241-3488 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 APPLICANT Same USE OF ALL EXISTING BLDGS was single family
 ADDRESS Same DESCRIPTION OF WORK & INTENDED USE: remodeling into duplex -
 TELEPHONE Same unit A planning clearance issued 11/15/00

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 LANDSCAPING/SCREENING REQUIRED: YES NO
 SETBACKS: FRONT: 20' from Property Line (PL) or 45' from center of ROW, whichever is greater
 SIDE: 10' from PL REAR: 20' from PL PARKING REQUIREMENT: 2 spaces per unit
 MAXIMUM HEIGHT 36' SPECIAL CONDITIONS: This is for Unit B
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 50% (2nd unit) -
 CENSUS TRACT 13 TRAFFIC ZONE 80 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 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 [Signature] Date 4-27-00
 Department Approval L.G. - Ronnie Edwards Date 4-27-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13053</u>
Utility Accounting	<u>Ktalt</u>		Date <u>4/27/00</u>

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