

Planning \$ <u>PJW/SPR</u>	Drainage \$ <u>151.51</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>None</u>
FILE # <u>2945-142-35-015/019</u>

PLANNING CLEARANCE SPR-2000-052

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 216/218 Ouray

SUBDIVISION CITY OF GRAND JCT.

FILING _____ BLK 57 LOT 27+28

OWNER JAMES R. KAMICAR

ADDRESS 674 S. FLAMINGO CT.

TELEPHONE (303) 399-4342 DENVER, CO 80246

APPLICANT JAMES R. KAMICAR

ADDRESS SAME AS ABOVE

TELEPHONE _____

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

TAX SCHEDULE NO. _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2-STOREY 1216 + 968 2307

SQ. FT. OF EXISTING BLDG(S) 1694

NO. OF DWELLING UNITS: BEFORE 2 AFTER 2
CONSTRUCTION

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

USE OF ALL EXISTING BLDGS RESIDENTIAL

DESCRIPTION OF WORK & INTENDED USE: DEMOLISH

OLD HOUSES AND CONCRETE

NEW DUPLEX.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-64

SETBACKS: FRONT: 25' from Property Line (PL) or 45' from center of ROW, whichever is greater
 SIDE: 10 from PL REAR: 20 from PL

MAXIMUM HEIGHT 36'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 60%

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

PARKING REQUIREMENT: 2 off-street per unit

SPECIAL CONDITIONS: Some existing detached walk along
Ouray may need to be removed. (See comment #6 on Site Plan Notes)

CENSUS TRACT 1 TRAFFIC ZONE 100 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).

X Applicant's Signature James Kamicar
 Department Approval Lee V. Bomer

Date 3/27/00
 Date 5/8/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T. Bensley</u>			Date <u>5/17/00</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) (Gold/Red: Utility Accounting)

2 Dept
match
project
report

PJ

2945-142-35-015
-019

1216 + 968
2307

DATE
MAY 17 2000
TB