

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

BLDG PERMIT NO. <u>82693</u>
FILE # <u>MSP-2001-240</u>

PLANNING CLEARANCE

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

48743-2580

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 536 N 4th St
 SUBDIVISION City of Grand Jct.
 FILING _____ BLK 59 LOT 1-2
 OWNER Edward Roszyk
 ADDRESS 536 N 4th St
 TELEPHONE 256-1304
 APPLICANT same
 ADDRESS _____
 TELEPHONE _____

TAX SCHEDULE NO. 2945-142-33-001
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 SQ. FT. OF EXISTING BLDG(S) N/A
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 2
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS home / garage
 DESCRIPTION OF WORK & INTENDED USE:
convert office into accessory dwelling unit.

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-24
 SETBACKS: FRONT: EXISTING 15' from Property Line (PL) or 15' from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 80%

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: 2 for Main Hse / 1 for Acc. Unit
 SPECIFICATIONS: _____
 TRAFFIC ZONE 35 ANNEX

Modifications to this Planning Clearance must be authorized by this application cannot be issued by the Building Department (Section 9-3-2C) guaranteed prior to issuance of a Planning issuance of a Certificate of Occupancy. A condition. The replacement of any vegetation and Development Code.

Community Development Department Director. The structure has been completed and a Certificate of Occupancy has been issued. Required improvements in the public right-of-way must be completed. Required site improvements must be completed or guaranteed prior to issuance of this permit shall be maintained in an acceptable and healthy condition 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 11/16/01
 Department Approval [Signature] Date 12/13/01

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>14434</u>
Utility Accounting <u>[Signature]</u>			Date <u>12-13-01</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)