

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
T&P \$ <u>0</u>	School Impact \$ <u>0</u>

(2)

BLDG PERMIT NO. <u>None</u>
FILE # <u>n/a</u>

PLANNING CLEARANCE

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

56245-29310 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 532 23 Rd
 SUBDIVISION Vista Villa Sub.
 FILING _____ BLK 2 LOT 3
 OWNER Richard Klausmeier
 ADDRESS 1740 14 1/2 Rd.
 TELEPHONE 858-3432
 APPLICANT Same
 ADDRESS _____
 TELEPHONE _____

TAX SCHEDULE NO. 2945-083-11-003
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1728
 SQ. FT. OF EXISTING BLDG(S) 3000
 NO. OF DWELLING UNITS: BEFORE 2 AFTER 2
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 4
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Residential
 DESCRIPTION OF WORK & INTENDED USE:
2- Detached Garages

✓ 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-5
 SETBACKS: FRONT: 20/25' from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: 5/3' from PL REAR: 25/15' from PL
 MAXIMUM HEIGHT 35'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 60%

LANDSCAPING/SCREENING REQUIRED: YES _____ NO
 PARKING REQUIREMENT: 2/dwelling
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 1401 TRAFFIC ZONE 91 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 Richard Klausmeier Date 5-7-01
 Department Approval Clare Wilson Date 5-8-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting <u>Other Power</u>			Date <u>5/8/01</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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1 - An outline of the PROPERTY LINES with dimensions.
- 2 - An outline of the PROPOSED STRUCTURE with its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.

