

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>78574</u>
FILE # <u> </u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

Single family Garage

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS: 2887 Orchard Lane

SUBDIVISION: _____

FILING _____ BLK _____ LOT _____

OWNER: George Nanka

ADDRESS: 2887 Orchard

TELEPHONE: 245-2155

APPLICANT: DJ Builders Inc.

ADDRESS: 1726 Old Faith

TELEPHONE: 858-7740

TAX SCHEDULE NO. 2943-074-02-002

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 856

SQ. FT. OF EXISTING BLDG(S) 1500

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

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

USE OF ALL EXISTING BLDGS House

DESCRIPTION OF WORK & INTENDED USE: Garage

✓ 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-8

SETBACKS: FRONT: 25' from Property Line (PL) or
from center of ROW, whichever is greater

SIDE: 3' from PL REAR: 5' from PL

MAXIMUM HEIGHT: 35'

MAXIMUM COVERAGE OF LOT BY STRUCTURES: 70%

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: _____

CENSUS TRACT 6 TRAFFIC ZONE 28 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: Todd Omy Date: 2-6-01

Department Approval: Michele Aragon Date: 2/6/01

Additional water and/or sewer tap fee(s) are required:	YES	<u>No</u>	W/O No.	<u>No chg in use</u>
Utility Accounting				Date: <u>2/6/01</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 **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and sided property lines (setbacks). []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

