

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

BLDG PERMIT NO. <u>78643</u>
FILE #

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 425 Walnut St
 SUBDIVISION Bookcliff Park
 FILING _____ BLK 4 LOT 16
 OWNER Phil & Billie Castle
 ADDRESS 425 Walnut St.
 TELEPHONE 245-5401
 APPLICANT George Kelly (Greensleaves)
 ADDRESS 471 Grand Valley Dr.
 TELEPHONE 434-1958

TAX SCHEDULE NO. 2945 112 08 06
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 504'
 SQ. FT. OF EXISTING BLDG(S) @ 1900'
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Residence

DESCRIPTION OF WORK & INTENDED USE: Remodel above residence for bedrooms.

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

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: _____
 CENSUS TRACT _____ TRAFFIC ZONE _____ 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 2/09/01
 Department Approval [Signature] Date 2/13/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>			Date <u>2/13/01</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)

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.

