

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

(2)

PERMIT NO. <u>87392</u>
FILE # <u>MSP-2002-133</u>

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 300 Cedar Ct.

TAX SCHEDULE NO. 2945-112-10-001

SUBDIVISION Bookcliff Heights  
 FILING Lot 1 and part of Lot 2 (see title) BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 700 + garage

SQ. FT. OF EXISTING BLDG(S) 2200

OWNER William D. Wagner

NO. OF DWELLING UNITS: BEFORE 1 AFTER 2  
CONSTRUCTION

ADDRESS 300 Cedar Ct.

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3  
CONSTRUCTION

TELEPHONE 970-243-7398

USE OF ALL EXISTING BLDGS residential

APPLICANT owner

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS same

Construction of accessory dwelling unit for residence for parents.

TELEPHONE same

✓ 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 RSF-4

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SETBACKS: FRONT: 25' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: 3' from PL REAR: 5' from PL

PARKING REQUIREMENT: 1

MAXIMUM HEIGHT 35'

SPECIAL CONDITIONS: \_\_\_\_\_

MAXIMUM COVERAGE OF LOT BY STRUCTURES 50%

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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 William D. Wagner

Date 6/4/02

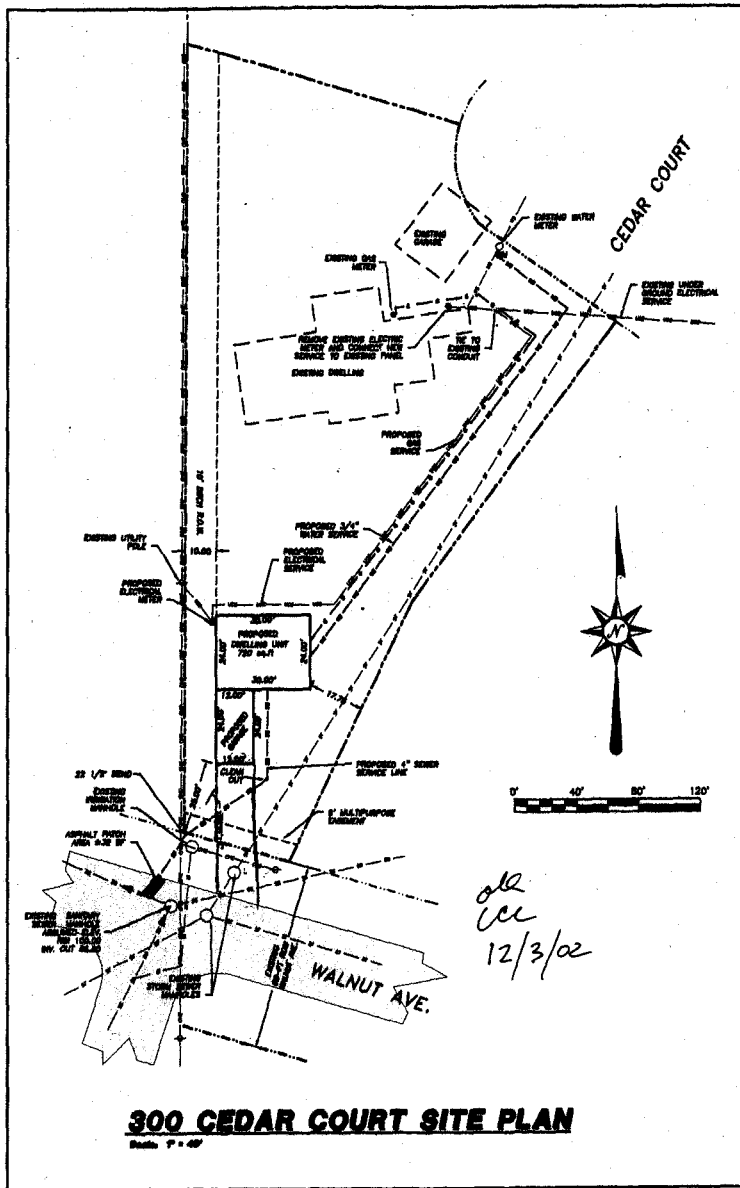
Department Approval Antonia R. Bostello

Date 12/3/02

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>15539</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/4/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



**GENERAL NOTES:**

1. DOMESTIC WATER SERVICE FOR THE PROPOSED DWELLING UNIT SHALL BE SUPPLIED FROM EXISTING METER SERVICE LOCATED ON CEDAR COURT. ALL WATER SERVICE LINE EXTENSION WORK SHALL BE IN ACCORDANCE WITH UTE WATER REQUIREMENTS.
2. GAS SERVICE FOR THE PROPOSED DWELLING UNIT SHALL BE PROVIDED FROM THE EXISTING METER LOCATED ALONG THE NORTH SIDE OF THE RESIDENCE ON CEDAR COURT.
3. ELECTRICAL POWER FOR PROPOSED DWELLING UNIT SHALL BE EXTENDED FROM THE EXISTING RESIDENCE ON CEDAR COURT. SERVICE SHALL BE EXTENDED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE.
4. SANITARY SEWER SERVICE FOR THE PROPOSED DWELLING UNIT SHALL BE PROVIDED FROM A NEW SERVICE LINE EXTENDED FROM THE SEWER MAIN LINE LOCATED IN WALNUT AVENUE. ALL SANITARY SEWER LINE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION'S STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.
5. ALL ASPHALT PATCHWORK REQUIRED IN WALNUT AVENUE FOR THE INSTALLATION OF THE SANITARY SEWER SERVICE SHALL BE REPAIRED IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION'S STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION. THE ASPHALT PATCH SHALL BE REPAIRED WITH INFRARED EQUIPMENT.

**Major or Minor Site Plan Approval**

Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on Dec 3, 2002.

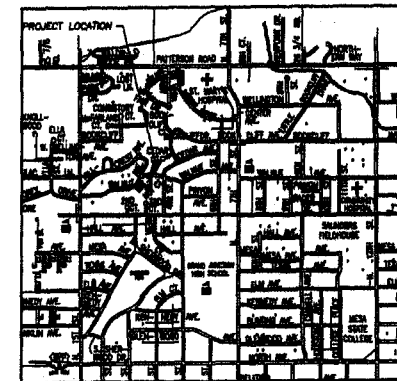
In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on June 3, 2003.

Executed by:

*Antonia Costello - Asst. Planner* 12/3/02  
Name and Title Date

Community Development Department  
City of Grand Junction, Colorado

LEGEND	
EXISTING WATER MAIN	—
EXISTING POWER POLE	—
EXISTING DRAINAGE	—
EXISTING AIRPORT PARKING	—
EXISTING DRIVE AND	—
EXISTING OVERHEAD POWER	—
PROPOSED BLADED CLOSING GATE	—
EXISTING GAS LINE	—
PROPOSED GAS LINE	—
EXISTING WATER LINE	—
PROPOSED WATER LINE	—
EXISTING SANITARY SEWER	—
PROPOSED SANITARY SEWER SERVICE	—
EXISTING STORM DRAINAGE	—
EXISTING DRIVEWAY	—
EXISTING DRIVE	—
PROPOSED DRIVE	—



**PROJECT LOCATION**

1-800-622-6447 GRAND JUNCTION, COLORADO 81502 CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT	
RECEIVED DATE TIME	PROJECT NO. SHEET NO.
300 CEDAR COURT UTILITY EXHIBIT BILL WACKER	
629.0001 11/25/02 1"=40' 1	SHEET NO.

