

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

BLDG PERMIT NO. <u>83869</u>
FILE #

100

PLANNING CLEARANCE *Single Family Home*
 (~~site plan review, multi-family development, non-residential development~~)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1545 CHIPETA
 SUBDIVISION S Locomb Addition
 FILING _____ BLK 8 LOT 23-24 *w. 60' of*
 OWNER Jinda Brouhard
 ADDRESS 2106 Saguaro
 TELEPHONE 243-4853
 APPLICANT Jinda Brouhard
 ADDRESS 2106 Saguaro
 TELEPHONE 243-4853

TAX SCHEDULE NO. 2945-132-12-003
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 196 sq'
 SQ. FT. OF EXISTING BLDG(S) 220 sq'
 NO. OF DWELLING UNITS: BEFORE 2 AFTER 2
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Living & Storage
 DESCRIPTION OF WORK & INTENDED USE: Storage

✓ 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 _____ 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 Jinda Brouhard
 Department Approval C. Taysen

Date 6-4-02
 Date 6/6/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Jinda Brouhard</u>		Date <u>4/6/02</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)

City of Grand Junction GIS Zoning Map

Airport Zones

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

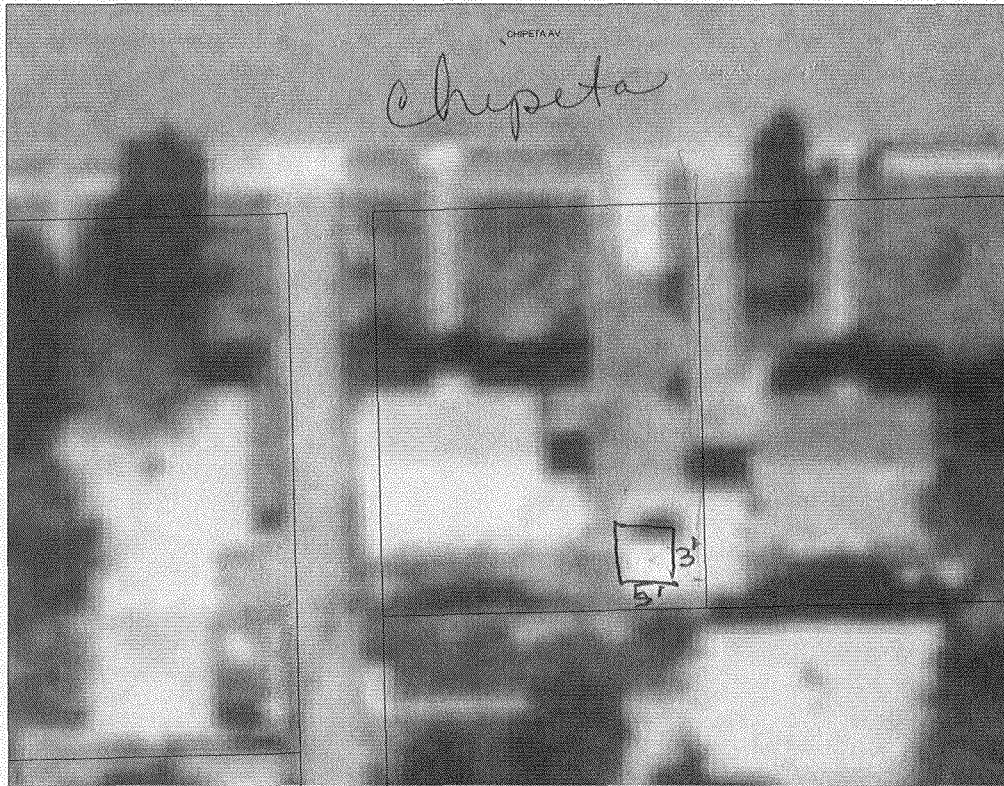
Cell Towers

Flood Plain Information

- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Outside 500-Year Flood...
- Between 100 & 500-yr, ...
- Minimal flooding
- Deleted
- ZOOM IN FOR ZONING

County Parcel Information

- Air Photos
- 1997 Photos
- Streets 2



SCALE 1 : 427



6/6/02
 ACCEPTED *C. Lane Johnson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.