

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

(ae)

BLDG PERMIT NO. <u>816502</u>
FILE # <u>MSP-2002-977</u>

## PLANNING CLEARANCE

197

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

**Grand Junction Community Development Department**

3S38-5394

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2837 Elm Ave

TAX SCHEDULE NO. 2943-073-00-088

SUBDIVISION \_\_\_\_\_

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT OF EXISTING BLDG(S) 1500

OWNER Donna Vogel

NO. OF DWELLING UNITS: BEFORE 1 AFTER 2  
CONSTRUCTION

ADDRESS 2837 Elm Ave

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

TELEPHONE 970 243-7905

USE OF ALL EXISTING BLDGS We live here

APPLICANT Donna Vogel

DESCRIPTION OF WORK & INTENDED USE: Necessary

ADDRESS 2837 Elm Ave

dwelling to be used for family

TELEPHONE 970-243-7905

dwelling.

*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

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

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: 3

MAXIMUM HEIGHT 35'

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

MAXIMUM COVERAGE OF LOT BY STRUCTURES 70%

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 Donna Vogel

Date 9-9-02

Department Approval Antonio Costello

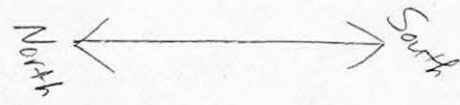
Date 10/30/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15439</u>
Utility Accounting	<u>Cullen</u>		Date <u>10/30/02</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)

11111  
8837  
Elm Avenue



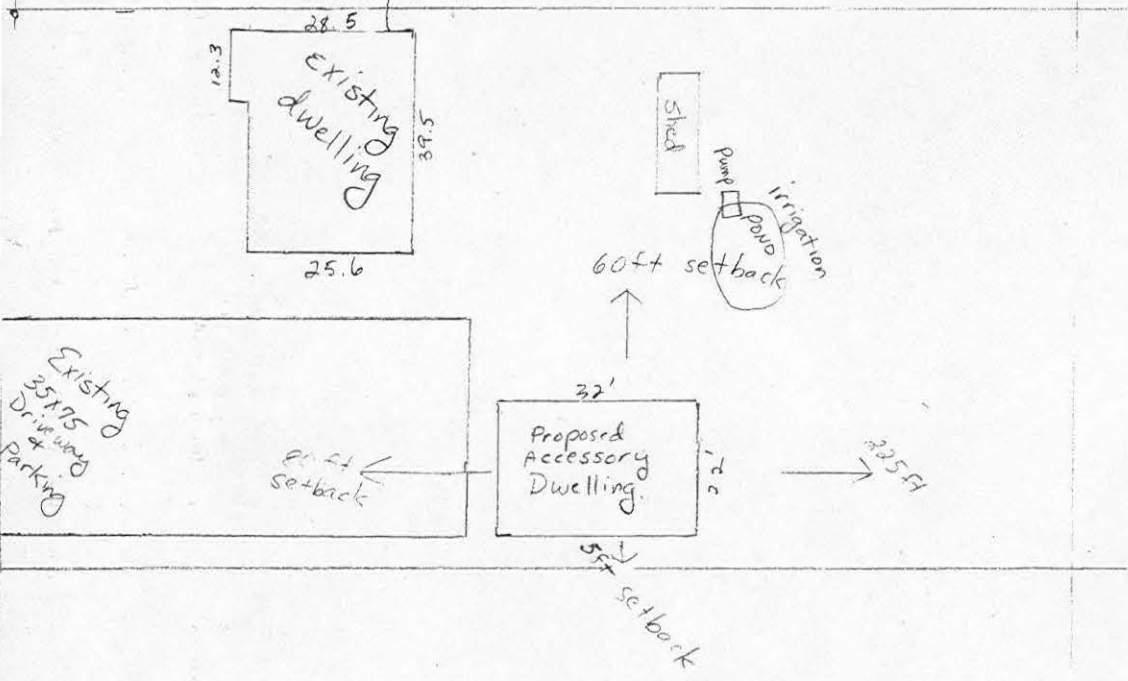
**Major or Minor Site Plan Approval**  
 Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on \_\_\_\_\_, 20\_\_\_\_.

In accordance with Section 2.2(D)(4)(M2) or Section 2.2 (D)(5)(d)(1), this approval shall expire on and be null and void on \_\_\_\_\_, 20\_\_\_\_.

Executed by: \_\_\_\_\_  
 Name and Title \_\_\_\_\_ Date \_\_\_\_\_  
 Community Development Department  
 City of Grand Junction, Colorado

irrigation

Eave goes over the property line



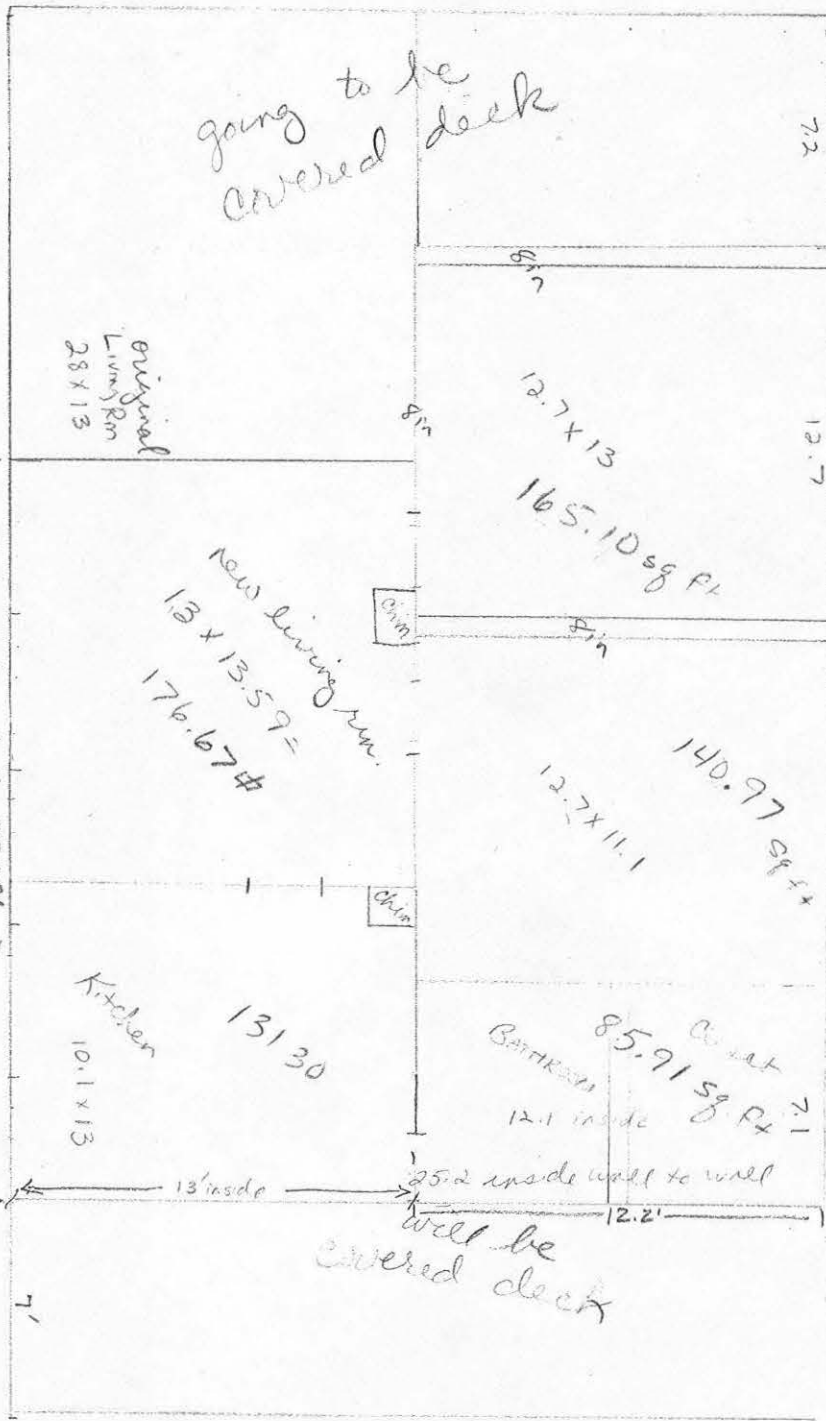
**Major or Minor Site Plan Approval**  
 Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on 10/30/02, 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 April 30, 2003.

Executed by: Autof Castello-Associate Planner 10/30/02  
 Name and Title \_\_\_\_\_ Date \_\_\_\_\_  
 Community Development Department  
 City of Grand Junction, Colorado

330 ft +-  
total length

90ft +-  
total  
width



going to be covered deck

Original Living Rm  
28x13

12.7 x 13  
165.10 sq ft

New living room  
13 x 13.59 =  
176.67 #

12.7 x 11.1  
140.97 sq ft

Kitchen  
10.1 x 13  
131.30

Bathroom  
12.1 inside  
85.91 sq ft

will be covered deck

will be all bathroom

26.2 outside

38.1 outside wall to outside wall  
← 23.69' →  
45.1  
393.2  
307.9  
700.17

← 32.23' →