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|----------------------|---------------------------|
| Planning \$ <u>0</u> | Drainage <u>0</u> |
| TCP \$ <u>502.00</u> | School Impact \$ <u>0</u> |

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|----------------------------|
| PERMIT NO. <u>87726</u> |
| FILE # <u>MSP-2002-241</u> |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT "THE WILLOW POND B&B"

BUILDING ADDRESS 662 26 RD.

TAX SCHEDULE NO. 2945 022 00 056

SUBDIVISION N/A

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

FILING -- BLK -- LOT --

SQ. FT. OF EXISTING BLDG(S) 4,590^{sq} - house + 2 garages

OWNER LAWRENCE D. CAPPS

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1

ADDRESS 739 GLEN CT #30

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

TELEPHONE 970-244-8989

USE OF ALL EXISTING BLDGS Home

APPLICANT JUDY SMITH/LAWRENCE D. CAPPS

DESCRIPTION OF WORK & INTENDED USE: bed &

ADDRESS 662 26 RD

breakfast w/ 3 guest rooms -

TELEPHONE 970-243-4958

interior only

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

OK! Use water w/ fire flow - ed taken

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-1

LANDSCAPING/SCREENING REQUIRED: YES NO X

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

PARKING REQUIREMENT: 5

SIDE: from PL REAR: from PL

SPECIAL CONDITIONS: must hook up to sewer

MAXIMUM HEIGHT N/A

when septic fails -

MAXIMUM COVERAGE OF LOT BY STRUCTURES

CENSUS TRACT N/A TRAFFIC ZONE N/A 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 Lawrence D. Capps LAWRENCE D. CAPPS

Date 12/3/02

Department Approval Ronnie Edwards

Date 1/2/03

| | | | |
|--|-----|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>Stork</u> |
|--|-----|--|----------------------|

| | |
|---|--------------------|
| Utility Accounting <u>Marshall Cole</u> | Date <u>1/2/03</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)

