

Planning \$ <u>P/W SPR</u>	Drainage \$ <u>20.33 pd</u>
TCP \$ <u>500 pd</u>	School Impact \$ <u>292 pd</u>

BLDG PERMIT NO. <u>90188</u>
FILE # <u>SS-2003-077</u>

all fees pd w/ plat

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 838 7th Street
 SUBDIVISION 4th Street Townhomes
 FILING _____ BLK _____ LOT _____
 OWNER Cache Townhomes, LLC
 ADDRESS 1007 N. 7th Street
 TELEPHONE 970-241-2909; 260-0121
 APPLICANT SID SQUIRRELL
 ADDRESS SAME
 TELEPHONE SAME

TAX SCHEDULE NO. 2945-14-14-015
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,050 / 550?
 SQ. FT. OF EXISTING BLDG(S) N/A
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS N/A
 DESCRIPTION OF WORK & INTENDED USE:
TOWN HOME UNIT AND DE-ATTACHED
GARAGE

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: 20 from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 5/3 from PL REAR: 0/5 from PL
 MAXIMUM HEIGHT 35
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 70

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: Per Plan
 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 Sid Squirrel Date _____
 Department Approval Kurtis [Signature] Date 8/13/03

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>16434</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/13/03</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)

N 00°01'45" E 350.53

ACCEPTED VIA 8/13/03
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

SEVENTH STREET

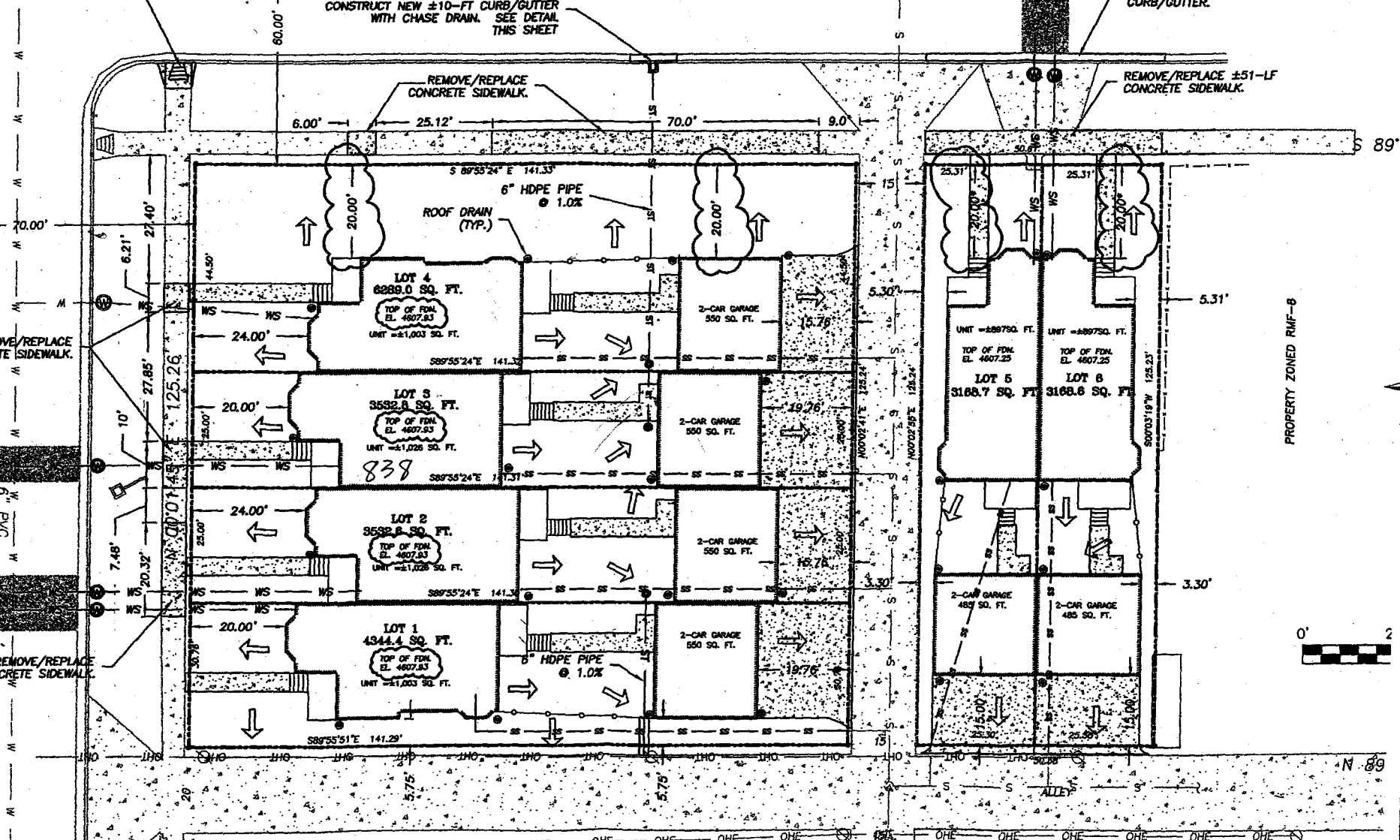
TELLER AVENUE

REMOVE/REPLACE EXISTING HC RAMP

REMOVE ±10'-FT CURB/GUTTER & CONSTRUCT NEW ±10'-FT CURB/GUTTER WITH CHASE DRAIN. SEE DETAIL THIS SHEET

REMOVE/REPLACE ±10'-FT CURB/GUTTER.

REMOVE/REPLACE ±51'-LF CONCRETE SIDEWALK.



PROPERTY ZONED RMF-8

N89

PROPERTY ZONED RMF-8
* = BAY WINDOW AREA 1: ALLOWED TO ENCR OAC INTO SETBACK PER