

Planning \$ <u>500</u>	Drainage \$
TCP \$	School Impact \$

ⓐ

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

73914-3565

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1130 BELFORD AVE

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER LARY MASON

ADDRESS 1130 BELFORD

TELEPHONE 292-0046

APPLICANT GEORGE MCQUEEN

ADDRESS 3140 BROWNIE CR. #52

TELEPHONE 523.0304

TAX SCHEDULE NO. 2945-141-00-011

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____

ESTIMATED REMODELING COST \$ 2100

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: Handicap Ramp

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 C-1

PARKING REQUIREMENT: None

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SPECIAL CONDITIONS: front setback is 15'
but can go into setback by 6'-ft
side is 4'

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.

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 that 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 [Signature]

Department Approval [Signature: Mike Aragon]

Date 9-22-03

Date 9/22/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Ramp</u>
Utility Accounting <u>[Signature]</u>			Date <u>9-22-03</u>

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

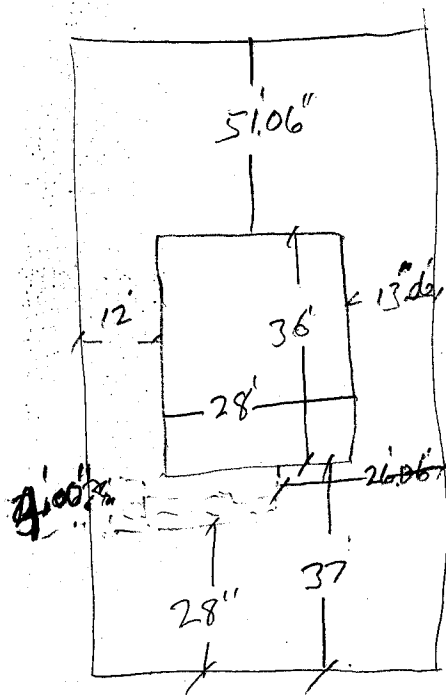
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:
NO ATTACHMENTS WILL BE ACCEPTED.

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure..... []
3. The **distance** from the proposed structure to the front, rear and side property lines (**setbacks**)..... []
4. All **easements** and **rights-of-way** on the property. []
5. All **existing structures** on the property. []
6. All **streets** adjacent to the property and **street names** []
7. All existing and proposed **driveways**..... []
8. Location of existing and/or **proposed parking** and **number of spaces**. []
9. Location of streams and/or **drainages** []

Any of the above information the applicant fails to show on the drawing

↑ **NORTH**



11.30 BELFORD

ACCEPTED *Alisa Aragon* 9/22/03
 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.

BELFORD AVE

16
 12

 32
 16

 48