

Planning \$ <u>pd</u>	Drainage <u>526.00</u>
TCP \$ <u>400.00</u>	School Impact \$ <u>N/A</u>

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G PERMIT NO.
FILE # <u>MSP-2003-121</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

74305-10717

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 828 CARIBBEAN CT.

TAX SCHEDULE NO. 2701-264-15-004

SUBDIVISION PARADISE HILLS

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 465 sqft *Residence*

FILING 5 BLK 16 LOT 3

SQ. FT. OF EXISTING BLDG(S) 2411 sqft.

OWNER Kelly + Duncan BREMNER AND SHANNON WILLIAMS

NO. OF DWELLING UNITS: BEFORE 1 AFTER 2

ADDRESS SAME

CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

TELEPHONE 970-257-0885

USE OF ALL EXISTING BLDGS RESIDENTIAL

APPLICANT KEVIN WILLIAMS, Agent

DESCRIPTION OF WORK & INTENDED USE: Accessory

ADDRESS 2027 J ROAD FRUITA CO

Dwelling Unit and Remodel of

TELEPHONE 970-858-9070

MAJOR Residence.

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

250-7249

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4

LANDSCAPING/SCREENING REQUIRED: YES ___ NO X

SETBACKS: FRONT: 20' from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 7' from PL REAR: 25' from PL

PARKING REQUIREMENT: 1 + 2 (existing) = 3

MAXIMUM HEIGHT 35'

SPECIAL CONDITIONS: must share utility meters, must be owner-occupied.

MAXIMUM COVERAGE OF LOT BY STRUCTURES .40 FAR

CENSUS TRACT ___ 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 Kevin Williams Agent

Date 6/10/2003

Department Approval Ronnie Edwards APA

Date 9/19/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>add .44</u>
Utility Accounting <u>Chanel</u>			Date <u>9/19/03</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)