

74533-5480 (1 EDW)

Planning \$ 1,200 N/A	Drainage \$
TCP \$ 1,200.00	School Impact \$ 876.00

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BLDG PERMIT NO.
FILE # CUP-2003-029

PLANNING CLEARANCE

Open Space
File # 675.00

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2863 ELM AVENUE
 SUBDIVISION M/B (METER/BOUNDS)
 FILING _____ BLK _____ LOT _____
 OWNER CPS ENTERPRISES, LLC
 ADDRESS P.O. Box 561 TELLURIDE CO
 TELEPHONE (970) 728-9909 81435
 APPLICANT JAMES HUGHES
 ADDRESS SAME AS OWNER
 TELEPHONE (970) 729-1975

TAX SCHEDULE NO. 2943-074-00-030
 SQ. FT. OF PROPOSED BLDG(S) ADDITION 1,746 ~~4~~
 SQ. FT. OF EXISTING BLDG(S) 1,302 ~~4~~ HOUSE/GARAGE
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 4
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS RESIDENTIAL
 DESCRIPTION OF WORK & INTENDED USE: NEW CONSTRUCT.
OF TRIPLEX, MULTI-FAMILY RENTALS
 $3 \times .72 = 2.16$ ~~2.16~~

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.
TOTAL 3.16 - EXISTING = 2.16 ADDITIONAL

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 (C)
 SETBACKS: FRONT: 20' from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: 5' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 35'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 70%

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: 2 SPACES PER DWELLING
 UNIT.
 SPECIAL CONDITIONS: PER CONDITIONAL USE!
PERMIT APPROVAL BY PLANNING COMMISSION
 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 [Signature]
 Department Approval [Signature]

Date 9-5-03
 Date 9-5-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16526</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/8/03</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)