

Planning \$ <u>N/A</u>	Drainag <u>\$278.00</u>
TCP \$ <u>500.00</u>	School Impact \$ <u>292.00</u>

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G PERMIT NO. <u>89068</u>
FILE # <u>SPR-2003-170</u>

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 1241 KENNEDY AVE
 SUBDIVISION HENDERSON HEIGHTS
 FILING _____ BLK 3 LOT 12#13
 OWNER GRADY DEAN
 ADDRESS 706 S 9th ST
 TELEPHONE 242-9511
 APPLICANT ROB ROWLANDS
 ADDRESS 917 MAIN ST
 TELEPHONE 241-1903

TAX SCHEDULE NO. 2945-123-18-006
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 656
 SQ. FT OF EXISTING BLDG(S) 843
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 2
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS DUPLEX - RESIDENTIAL
 DESCRIPTION OF WORK & INTENDED USE: ADD MODULE
HOME TO EXIST. RESIDENCE TO
CREATE A DUPLEX

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-16
 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 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 75%

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: 4 OFF-STREET
 SPECIAL CONDITIONS: PER APPROVED SITE
AND LANDSCAPING PLAN
 CENSUS TRACT _____ TRAFFIC ZONE _____ ANNX _____

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 _____
 Department Approval [Signature]

Date _____
 Date 10-3-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16639</u>
Utility Accounting <u>[Signature]</u>			Date <u>10-8-03</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)