

Planning \$ Pd w/SPR	Drainage \$ 20.33 pd
TCP \$ 500 pd	School Impact \$ 292 pd

BLDG PERMIT NO. 90190
FILE # 55-2003-077

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 727 Teller

SUBDIVISION 7th St. Townhomes

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

OWNER Cache Properties

ADDRESS 1007 N. 7th St

TELEPHONE 241-2409

APPLICANT Sid Squirrel

ADDRESS 1007 N. 7th St.

TELEPHONE 241-2409

TAX SCHEDULE NO. 2945-141-14-015

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800/485 *square*

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: Townhome unit & detached 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: 10/5 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 Winter D. DeWick Date 8/13/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16431</u>
Utility Accounting <u>D. Ransom</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'

REPAIR SHALL CONFORMANCE WITH STANDARD JUNCTION UNLESS PATCH).

ACCEPTED *KVA* 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

REMOVE/REPLACE EXISTING HC RAMP

REMOVE/REPLACE CONCRETE SIDEWALK.

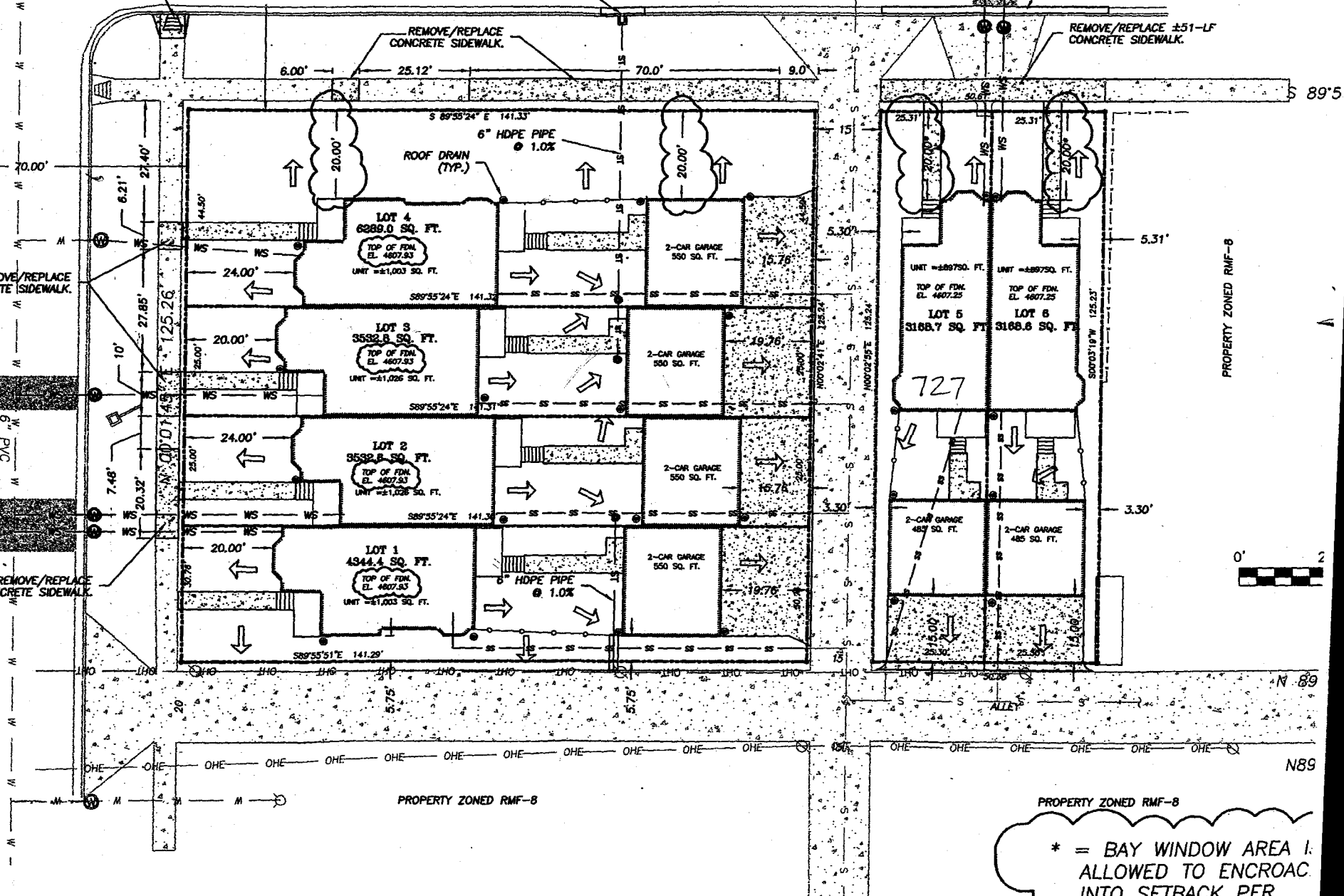
REMOVE/REPLACE CONCRETE SIDEWALK.

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

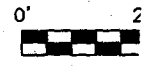
TELLER AVENUE

CURB/GUTTER.

REMOVE/REPLACE ±51'-LF CONCRETE SIDEWALK.



PROPERTY ZONED RMF-8



PROPERTY ZONED RMF-8

\* = BAY WINDOW AREA. ALLOWED TO ENCRAC INTO SETBACK PER