

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

BLDG PERMIT NO. <u>90191</u>
FILE # <u>SS-2003-077</u>

*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 731 Teller  
 SUBDIVISION 7th St. Townhomes  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER Cache Properties  
 ADDRESS 1007 N. 7th St  
 TELEPHONE 241-2909  
 APPLICANT Skd Squirrel  
 ADDRESS 1007 N. 7th St.  
 TELEPHONE 241-2909

TAX SCHEDULE NO. 2945-14-14-015  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800/485  
 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 Skd Squirrel Date \_\_\_\_\_  
 Department Approval [Signature] Date 8/13/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>16435</u>
Utility Accounting <u>[Signature]</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

ACCEPTED  
VLA 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

TELLER AVENUE

CURB/GUTTER.

REMOVE/REPLACE ±51'-LF CONCRETE SIDEWALK.

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

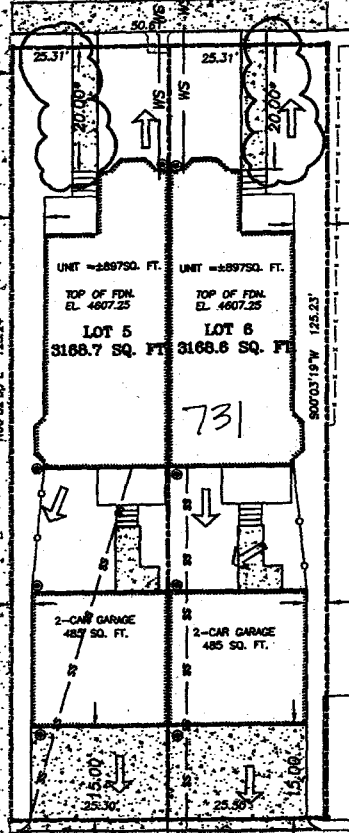
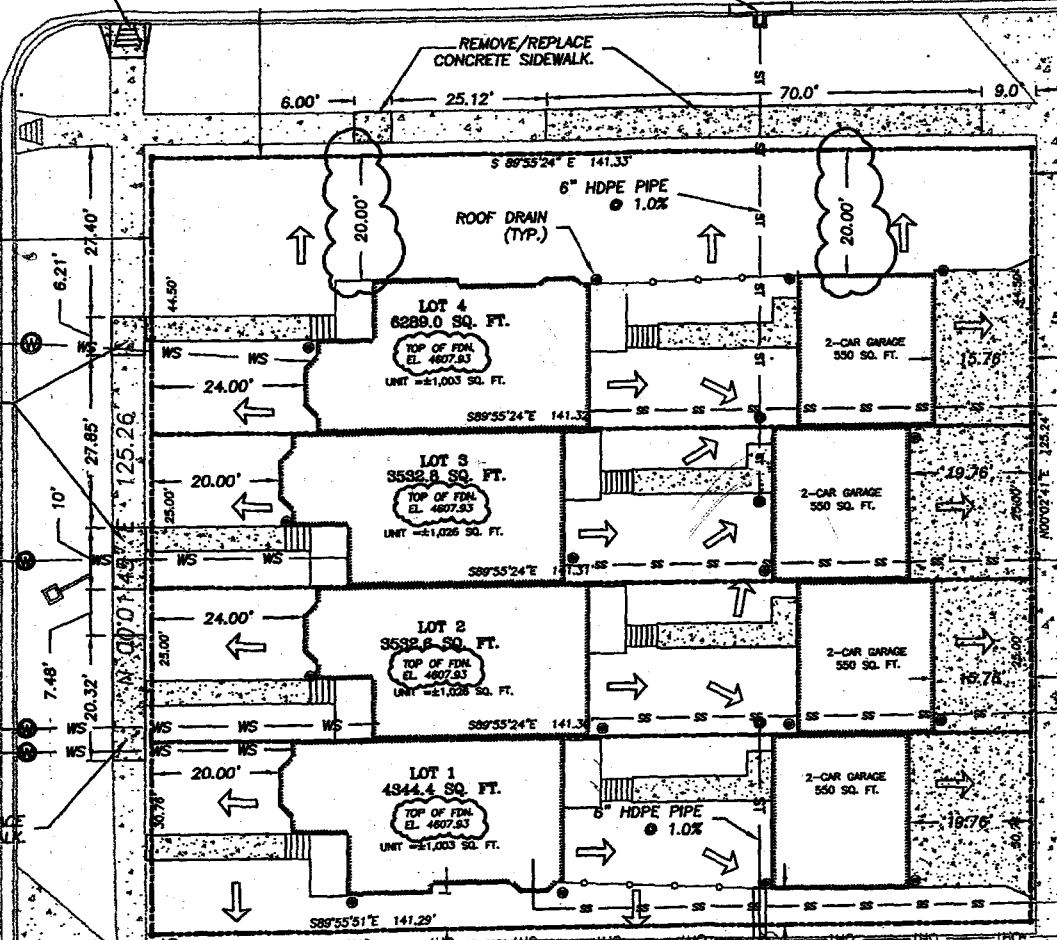
REMOVE/REPLACE CONCRETE SIDEWALK.

REMOVE/REPLACE EXISTING HC RAMP

REMOVE/REPLACE CONCRETE SIDEWALK.

REMOVE/REPLACE CONCRETE SIDEWALK.

REPAIR SHALL CONFORM WITH ORDINANCE WITH AND JUNCTION (W/LESS PATCH).

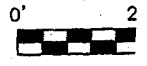


PROPERTY ZONED RMF-8

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



N89

S 89°5'