

Planning \$ <u>PA</u>	Drainage <input checked="" type="radio"/>	N/A
TCP \$ <u>\$400<sup>00</sup></u>	School Impact \$	-

B. PERMIT NO.
FILE # <u>MSP-2004-112</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

3975-2487

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 821 Ouray Ave  
 SUBDIVISION City of GJ  
 FILING - BLK 70 LOTS 5-6

TAX SCHEDULE NO. 2945-141-39-003 *basement*  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 694 SQ. FT.  
 SQ. FT OF EXISTING BLDG(S) 268/14 ~~3168~~ SQ. FT.

OWNER JUDITH A. GAME  
 ADDRESS 821 OURAY AVE  
 TELEPHONE 970-256-0035

NO. OF DWELLING UNITS: BEFORE 1 AFTER 2 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Residence

APPLICANT JUDITH A. GAME  
 ADDRESS 821 OURAY AVE  
 TELEPHONE 970-256-0035

DESCRIPTION OF WORK & INTENDED USE: Convert basement into sub-unit. (REMODEL EXISTING APARTMENT.) all interior EXISTING CREDIT OF 2.16 SUFFICIENT

✓ 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 5' from center of ROW, whichever is greater  
 SIDE: 5' from PL REAR: 10' from PL  
 MAXIMUM HEIGHT 35'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 90%

LANDSCAPING/SCREENING REQUIRED: YES  NO   
 PARKING REQUIREMENT: 3  
 SPECIAL CONDITIONS: Must comply with ALL Bldg Code requirements for Final C.O.  
 CENSUS TRACT N/A 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 [Signature]  
 Department Approval Ronnie Edwards APA

Date 5-26-04  
 Date 6/23/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO. <u>Existing E.P.U.</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/24/04</u>		<u>[Signature]</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)