

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO.
FILE # <u>FPA-2004-246</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 811 27 1/4 RD
 SUBDIVISION Nunnery / ~~North Point~~
 FILING _____ BLK _____ LOT 2

TAX SCHEDULE NO. 2701-253-06-007
 SQ. FT. OF EXISTING BLDG(S) 4958
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 3611

OWNER Smith
 ADDRESS 811 27 1/4 RD
 CITY/STATE/ZIP GRAND JCT

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

APPLICANT Bunch Const
 ADDRESS 619 ALABAMA DR
 CITY/STATE/ZIP GRAND JCT CO. 81504
 TELEPHONE 234-7004

USE OF ALL EXISTING BLDG(S) Aux Building
 DESCRIPTION OF WORK & INTENDED USE: SITE BUILT GARAGE FOR RV'S & REC ROOM, Pool BATH

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 <u>RSF-1</u> <u>ACCESSORY BUILDING</u> SETBACKS: FRONT: <u>25'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>3'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>35'</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>PER APPROVED SITE PLAN AND CONSTRUCTION DRAWINGS BY BUNCH CONSULTING INC DATED 1-24-05</u>
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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 1-26-05
 Date 1-28-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>1/28/05</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)