

| | | |
|----------------------------------|--|---------------|
| Planning \$ <u>Plw/App</u> | _____ <u>PIOS. 450⁰⁰</u> | G. PERMIT NO. |
| TCP \$ <u>20.78⁰⁰</u> | School Impact \$ <u>584⁰⁰</u> | |

To be paid prior to C.O.

PLANNING CLEARANCE

To be paid prior to C.O.

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

| | |
|--|--|
| BUILDING ADDRESS <u>832 ROOD AVENUE</u> | TAX SCHEDULE NO. <u>2945-144-09-019</u> |
| SUBDIVISION <u>CITY OF GRAND JUNCTION</u> | SQ. FT. OF EXISTING BLDG(S) <u>HOUSE HAS 1,688 SF GARAGE HAS 672 SF</u> |
| FILING _____ BLK <u>92</u> LOTS <u>24, 25 & 26</u> | SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>5,000 SF</u> |
| OWNER <u>FREDERIC D. TOMPKINS, JR.</u> | MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER <u>3</u> CONSTRUCTION |
| ADDRESS <u>832 ROOD AVENUE</u> | NO. OF BLDGS ON PARCEL: BEFORE <u>2</u> AFTER <u>3</u> CONSTRUCTION |
| CITY/STATE/ZIP <u>GRAND JUNCTION, CO 81501</u> | OWNER'S RESIDENCE USE OF ALL EXISTING BLDG(S) <u>W/ DETACHED GARAGE</u> |
| APPLICANT <u>FREDERIC D. TOMPKINS, JR.</u> | DESCRIPTION OF WORK & INTENDED USE: <u>DUPLEX WITH INDOOR POOL TO BE USED AS RENTAL APARTMENTS BY OWNER WHO LIVES IN EXISTING DWELLING</u> |
| ADDRESS <u>832 ROOD AVENUE</u> | |
| CITY/STATE/ZIP <u>GRAND JUNCTION, CO 81501</u> | |
| TELEPHONE <u>970 243 2991</u> | |

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>R-O</u> | LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ |
| SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater | PARKING REQUIREMENT: <u>6</u> |
| SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL | SPECIAL CONDITIONS: <u>No C.O until TCP, SIF, ? Parks; O.S. fees are</u> |
| MAX. HEIGHT <u>35'</u> | |
| MAX. COVERAGE OF LOT BY STRUCTURES <u>70% (E) paid</u> | |

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 <u>Frederic D. Tompkins, Jr.</u> | Date <u>3/16/05</u> |
| Department Approval <u>Ante Castella</u> | Date <u>8/1/05</u> |

| | |
|---|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ | W/O No. <u>18306</u> |
| Utility Accounting <u>Kate Cisberry</u> | Date <u>8/2/05</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)