

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

LOG PERMIT NO.
FILE # <u>MSP-2004-071</u>

*Existing
acct
87171-1518*

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 1545 Road Ave
 SUBDIVISION East Main Add
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-133-10-012
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
 SQ. FT OF EXISTING BLDG(S) 634

OWNER Marilyn Gasney
 ADDRESS P.O. Box 23 92067
Rancho Santa Fe, CA 92067
 TELEPHONE (858) 756-1851

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

APPLICANT Daniel Paulson
 ADDRESS 200 Ouray Ave. GJ, CO
 TELEPHONE 250-3530

USE OF ALL EXISTING BLDGS Dwellings
 DESCRIPTION OF WORK & INTENDED USE:
Construction of a 1400 ft²
house w/ 400 ft² Attached 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' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 35'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 70%

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: 3
 SPECIAL CONDITIONS: _____
 CENSUS TRACT C 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 D. Paulson
 Department Approval Shirley Castello

Date 4/6/04
 Date 8/2/04 3/10/05
SJC

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO	W/O No. <u>17956</u>
Utility Accounting <u>(Bensley)</u>	Date <u>3/10/05</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)