

Planning \$ <u>Ø</u>	Drain \$ <u>Ø</u>
TCP \$ <u>Ø</u>	School Impact \$ <u>Ø</u>

LDG PERMIT NO.
FILE # <u>MSP-2004-253</u>

PLANNING CLEARANCE

90919-10581 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 807 Tahiti Drive
 SUBDIVISION Paradise Hills
 FILING #2 BLK 4 LOT 8
 OWNER Keith Pulsipher
 ADDRESS 2148 So. Canyon View
 CITY/STATE/ZIP CJ, Co. 81503
 APPLICANT _____
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 260-9139

TAX SCHEDULE NO. 2701-264-04-008
 SQ. FT. OF EXISTING BLDG(S) 1520
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1520
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) Same - Residential
 DESCRIPTION OF WORK & INTENDED USE:
Enclose garage to create two bedrooms. Assisted Living + 1 Bathroom

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-4</u> SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>7'</u> from PL REAR: <u>25'</u> from PL MAX. HEIGHT <u>35'</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>3</u> SPECIAL CONDITIONS: <u>3 spaces are available in front of home.</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).

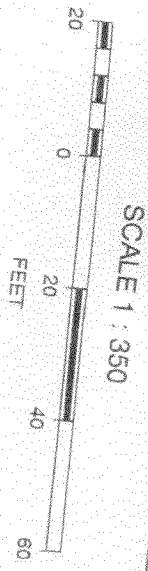
Applicant's Signature [Signature]
 Department Approval C. Faye Hall

Date 10/22/04
 Date 1/15/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17861</u>
Utility Accounting <u>Marshall Cole</u>	<u>36 x 6 BEDROOMS</u>		Date <u>1/14/05</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)



EASEMENT 10'



3 spaces

1/15/05
ACCEPTED
C. J. [Signature]
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.

TAHITI DR