

Planning \$	Drainr \$ 775.00
TCP \$ 10000.00	School Impact \$ 400.00

.DG PERMIT NO.
FILE # 1175P-2006-103

PLANNING CLEARANCE

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

Grand Junction Community Development Department

71035-9417

THIS SECTION TO BE COMPLETED BY APPLICANT

increase to 1.44 E

BUILDING ADDRESS 704 26 1/2 Rd

TAX SCHEDULE NO. 2701-354-00-057

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 2371
~~storage garage 1004~~

FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 693
~~Res 693~~
Dwelling-693 garage 650=1748 total

OWNER Ann Rose

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 1 AFTER 2

ADDRESS 704 26 1/2 Rd

CONSTRUCTION

CITY/STATE/ZIP GJ, CO 81506

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

APPLICANT Ann Rose

USE OF ALL EXISTING BLDG(S) Residential

ADDRESS 704 26 1/2 Rd

DESCRIPTION OF WORK & INTENDED USE: accessory

CITY/STATE/ZIP GJ CO 81506

dwelling & garage

TELEPHONE 241-7733

for Mathew in Law

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>R3F-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</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>5'</u> from PL	PARKING REQUIREMENT: <u>SEE</u>
MAX. HEIGHT _____	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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 Ann Rose

Date 4/4/06

Department Approval Cheryl Hall

Date 5/12/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Golden Rod in SERV ORDER FILE TO</u>
Utility Accounting <u>W Cole</u>			Date <u>5/25/06</u> <u>increases</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)

S81°44'28"E
30.30'

S81°44'28"E
65.70'

2701-354-30-007

N89°43'32"E
64.99'

S74°07'45"E
66.54'

EXCEPTION

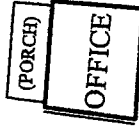
S00°01'32"W
47.20'

S59°58'28"E
76.20'

5/12/04
ACCEPTED Stage Hall
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

PARCEL CORNER

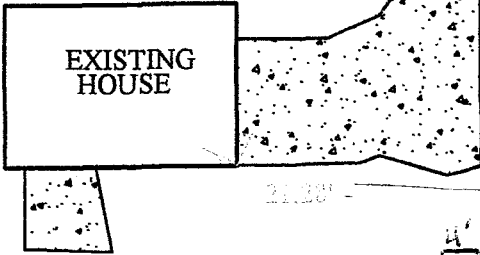
SET WITNESS CORNER 3.0' SOUTH OF TRUE CORNER



251.00'

26 1/2 ROAD
BK 939, PG 82

N00°01'32"E
246.66'



EXISTING HOUSE

S00°01'18"W
190.39'

PROPOSED HOUSE AND 2-CAR GARAGE

5.0'

99'

2701-354-21-001
BOOK 1840, PG 82

14' MULTI-PURPOSE EASEMENT
EXISTING WATER TAP

INGRESS/EGRESS EASEMENT
BOOK 1188, PAGE 907

57.2'

50.0ft

N89°58'28"W
30.00'

N89°58'28"W
130.01'

BASIS OF BEARINGS

2701-354-21-001