

Planning \$ <u>PA</u>	Drains <u>3</u>
TCP \$ <u>0</u>	School Impact \$ <u>---</u>

DG PERMIT NO.
FILE # <u>MSP-2006-294</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 662 26 ROAD, GRAND JUNCTION CO. 81506 TAX SCHEDULE NO. 2945 022 00 056

SUBDIVISION N/A SQ. FT. OF EXISTING BLDG(S) 4,590 9.4% inc

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 432 sqft

OWNER DAVID LESTER MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION

ADDRESS 662 26 ROAD NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 2 CONSTRUCTION

CITY/STATE/ZIP GRAND JUNCTION, CO. 81506 USE OF ALL EXISTING BLDG(S) Home & Bed & Breakfast Busn.

APPLICANT DAVID LESTER DESCRIPTION OF WORK & INTENDED USE: DINING ROOM

ADDRESS 662 26 ROAD will be added that will also connect the garage

CITY/STATE/ZIP GRAND JUNCTION, CO. 81506 to the existing kitchen

TELEPHONE 970-243-4958

*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>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>No change</u>
SIDE: <u>15</u> from PL REAR: <u>30</u> from PL	SPECIAL CONDITIONS: <u>per plans dated &amp; signed 11/1/06</u>
MAX. HEIGHT <u>35'</u>	<u>approved for only 3 guest rooms -</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>20%</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 X \_\_\_\_\_ Date \_\_\_\_\_

Department Approval Ronnie Edwards \_\_\_\_\_ Date 11-1-06

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>1 Eau # 19284</u>
Utility Accounting <u>Kate Eversberry</u>	Date <u>11/1/06</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)