

Planning \$ <u>5<sup>00</sup></u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO.
FILE # <u>SPR 2006-157</u>

*DEMO only*

## 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 215 Franklin Ave TAX SCHEDULE NO. 2945-104-00-044  
SUBDIVISION - SQ. FT. OF EXISTING BLDG(S) 1654<sup>sq</sup>  
FILING - BLK - LOT - SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7360<sup>sq</sup>  
OWNER 201 Franklin Ave, LLC MULTI-FAMILY:  
ADDRESS 2565 I Rd NO. OF DWELLING UNITS: BEFORE 1 AFTER 2  
CITY/STATE/ZIP GJ CO 81505 CONSTRUCTION  
NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 2  
CONSTRUCTION  
APPLICANT Jim Laudadio USE OF ALL EXISTING BLDG(S) residence - to be  
ADDRESS 2010 Mesa Ave demolished -  
CITY/STATE/ZIP GJ 81501 DESCRIPTION OF WORK & INTENDED USE:  
TELEPHONE 261-4913 see planning clearance  
for 4 plexes

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-24 LANDSCAPING/SCREENING REQUIRED: YES  NO   
SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL PARKING REQUIREMENT: 16 spaces  
MAX. HEIGHT \_\_\_\_\_ SPECIAL CONDITIONS: Demo of existing structure -  
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 [Signature] Date 9-7-06  
Department Approval [Signature] Date 9/6/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Kate Celsbury</u>			Date <u>9/7/06</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)