

Planning \$ <u>n/a</u>	Drainage
TCP \$	School Impact \$

DG PERMIT NO.
FILE # <u>MSP-2006-203</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 2691 Unaweeep Ave.  
 SUBDIVISION Peckins  
 FILING \_\_\_\_\_ BLK 5 LOT 1, 2, & 3  
 OWNER Garth + Renita Glasoe  
 ADDRESS 2691 Unaweeep Ave  
 CITY/STATE/ZIP Grand Junction CO 81503  
 APPLICANT Renita Glasoe  
 ADDRESS 2691 Unaweeep Ave  
 CITY/STATE/ZIP Grand Junction CO 81503  
 TELEPHONE 970-245-2453  
 Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

TAX SCHEDULE NO. 2945-261-05-003  
 SQ. FT. OF EXISTING BLDG(S) 5,760  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1,200  
 MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) Residence + Retail Garage for parking + storage  
 DESCRIPTION OF WORK & INTENDED USE: Construction of 20x30 2 story garage for residence parking + ~~storage~~ + storage area.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>1.00 FAR</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>None</u> SPECIAL CONDITIONS: <u>2nd level may only be used for storage from residence &amp; as craft &amp; hobby storage, NOT for business</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 Renita Glasoe Garth A. Glasoe Date 7-7-06  
 Department Approval Adam Olsen Date 8-2-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>OK / East Eau's</u>
Utility Accounting			Date <u>8/2/06</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)



COPY

August 17, 2006

Garth and Renita Glasoe  
2691 UnawEEP Avenue  
Grand Junction, CO 81503

Regarding: Revocation of Permit  
MSP-2006-203: Garage at 2691 UnawEEP Avenue

Dear Mr. and Mrs. Glasoe:

Under the provisions of Section 8.5A2 of the Zoning and Development Code, the City of Grand Junction is revoking the approval of the subject permit.

The location of the proposed structure will need to be moved out of the utility easement area. (Mesa County Recorder's Office at Book 931 Page 790).

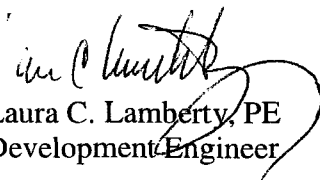
Further, the City of Grand Junction will be excavating to determine the exact location of the line next week.

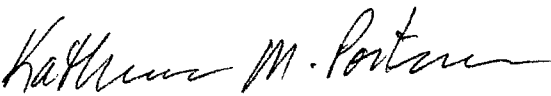
You will have to locate your property lines so that the easement area can be delineated.

If you have any questions, please contact Laura Lamberty, Development Engineer, at 256-4155.

Sincerely,

Approved:

  
Laura C. Lamberty, PE  
Development Engineer

  
Katherine M. Portner  
Assistant Community Development Director

C: Adam Olsen, Associate Planner  
Mesa County Building Department  
Planning Technicians