

Planning \$	Drainage \$	BLDG PERMIT NO.
TCP \$	School Impact \$	FILE #

## PLANNING CLEARANCE

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

98200-11864

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2691 Unaweeep Ave  
 SUBDIVISION Perkins  
 FILING \_\_\_\_\_ BLK 5 LOT 1, 2, & 3

TAX SCHEDULE NO. 2945-261-05-003  
 SQ. FT. OF EXISTING BLDG(S) 5,160  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1200

OWNER Garth + Renita Glasoc  
 ADDRESS 2691 Unaweeep Ave  
 CITY/STATE/ZIP Grand Junction CO 81503

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2 CONSTRUCTION

APPLICANT Renita Glasoc  
 ADDRESS 2691 Unaweeep Ave  
 CITY/STATE/ZIP GJ CO 81503  
 TELEPHONE 970-245-2453

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 area

*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>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 only to be used for storage from residence &amp; as craft &amp; hobby storage. Not for business or as accessory residential uses.</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.

**8.5A2 23DC**

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 Glasoc Date 8-16-06  
 Department Approval Adam [Signature] Date 8-16-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>not for residential use</u>
Utility Accounting <u>Dotte Kover</u>			Date <u>8/16/06</u>

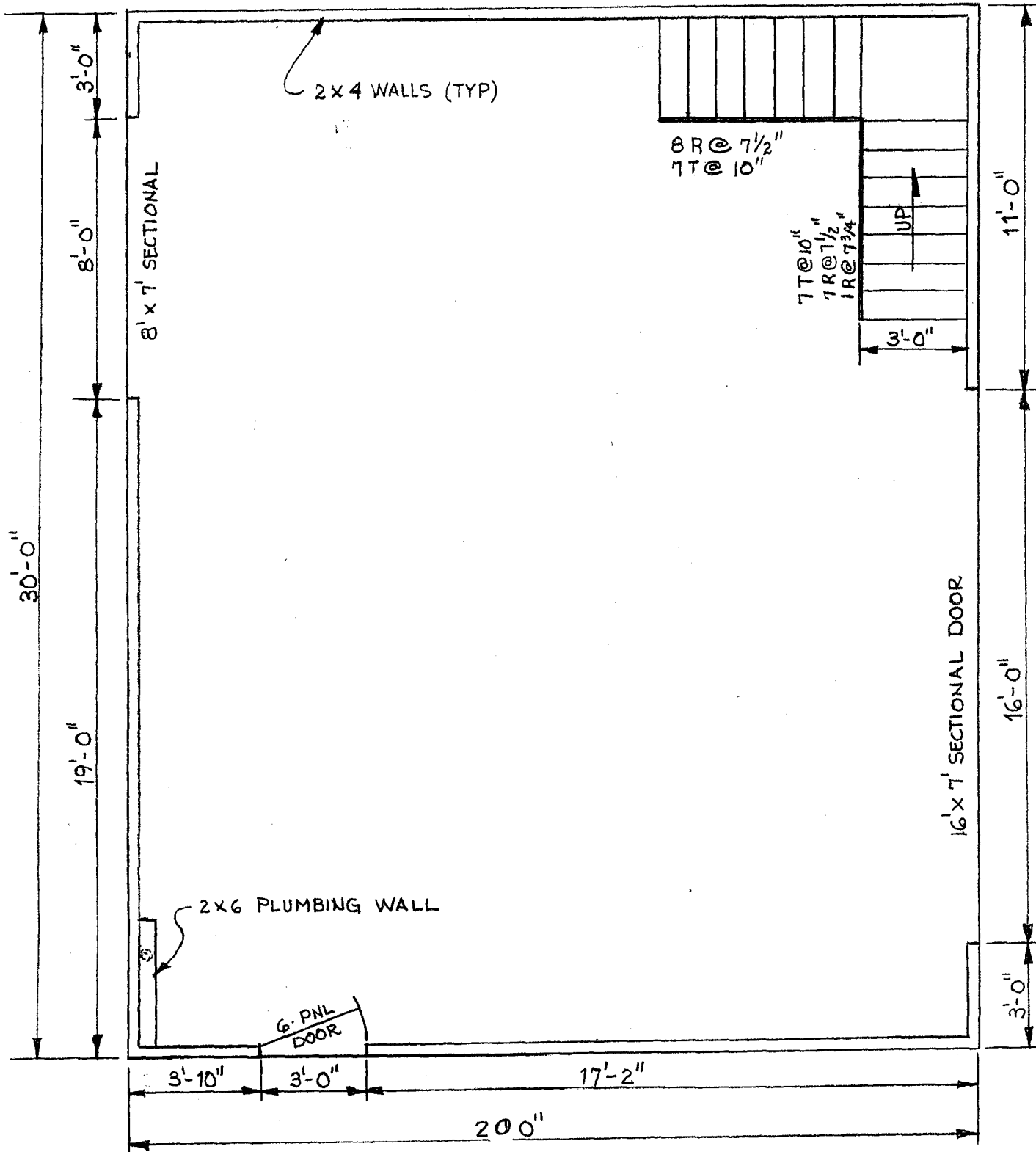
**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)**

(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

# Floor Plans

GARTH GLASOE  
2691 UNAWEEP AVE.

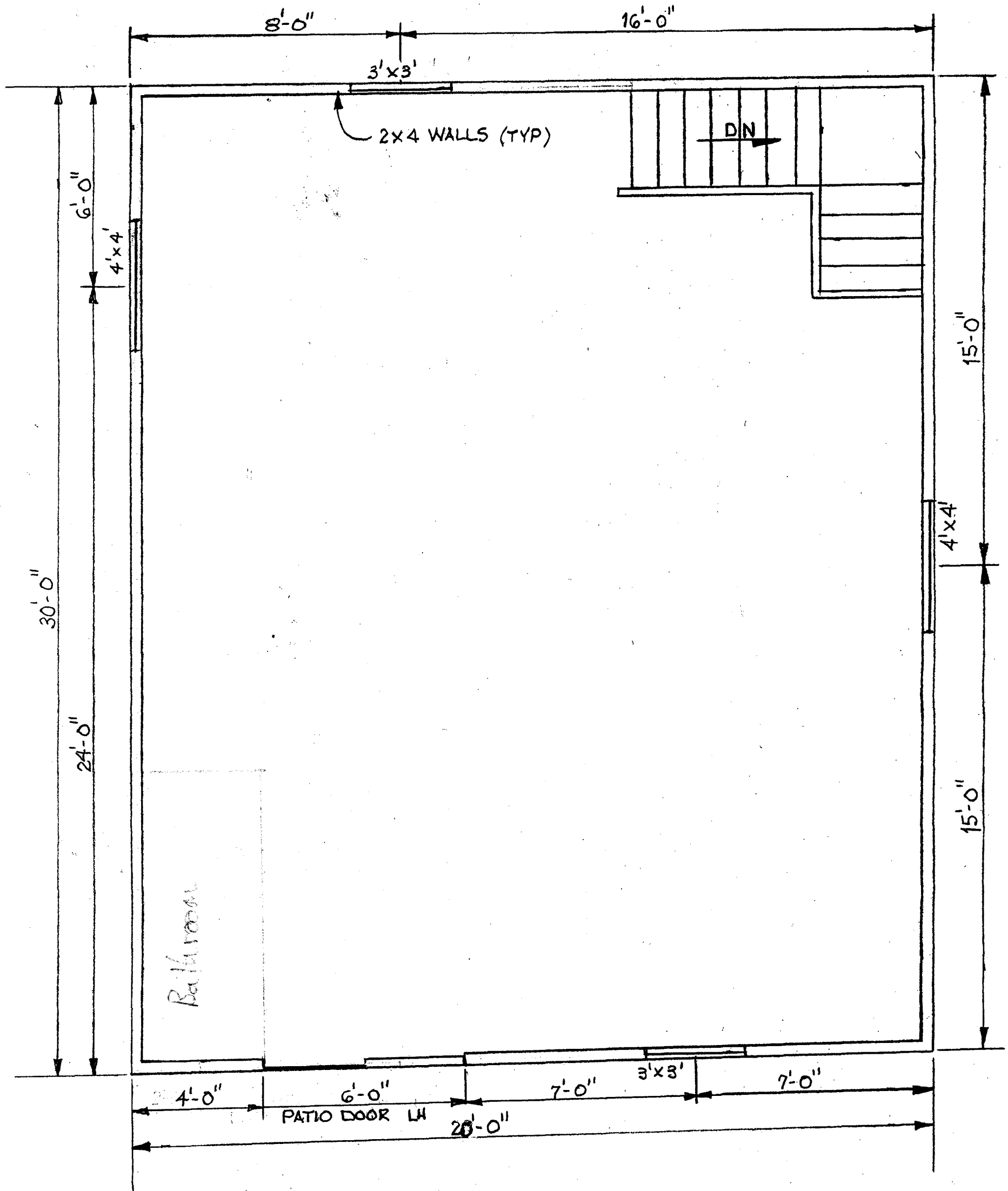
SCALE: 1/4" = 1'-0"



LOWER FLOOR PLAN

GARTH GLASOE  
2691 UNAWEEP AVE.

SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN

**Major or Minor Site Plan Approval**  
Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on 8-16, 2006.

In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on 2-16, 2006.

Executed by: Adam Olsen Assoc. Planner 8/16/06  
Name and Title Date  
Community Development Department  
City of Grand Junction, Colorado