

Planning \$ <del>XXXX</del>	Dra. \$ _____
TCP \$ _____	School Impact \$ _____

PDG PERMIT NO.
FILE # <u>MSP-2007-248</u>

## PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

4548-2844

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 568 N. 26<sup>TH</sup> STREET

SUBDIVISION MESA GARDENS SUBDIVISION

FILING \_\_\_\_\_ BLK 10 LOT 7

OWNER DWAYNE MATLOCK

ADDRESS 568 N. 26<sup>TH</sup> STREET

CITY/STATE/ZIP GRAND JCT, CO 81501

APPLICANT MOR STORAGE SALES, INC.

ADDRESS 3010 I-70 BUSINESS LOOP

CITY/STATE/ZIP GRAND JCT, CO 81504

TELEPHONE (970) 254-0460

TAX SCHEDULE NO. 2945-131-08-005

SQ. FT. OF EXISTING BLDG(S) 1200

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 364

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

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

USE OF ALL EXISTING BLDG(S) SINGLE FAMILY RESIDENCE

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
14' x 26' MOTHER-IN-LAW SUITE  
Accessory Dwelling

*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>R-8</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
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: _____ SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>35'</u>	_____ _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>75%</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 [Signature] Date 7/20/07

Department Approval [Signature] Date 7/26/07 9/21/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>Separate mother in law dwelling</u>
Utility Accounting <u>[Signature]</u>			Date <u>9-24-07</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)

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