

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SPR-2005-175</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 1206 WALNUT AVE
~~PARENT~~
SUBDIVISION FARMHART VILLAGE
FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. ^{PARENT} 2945-122-00-083 & 076
SQ. FT. OF EXISTING BLDG(S) _____
SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1,152 #

OWNER JBB CORP
ADDRESS 93 S. DEVINNEY ST.
CITY/STATE/ZIP GOLDEN, CO 80401

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

APPLICANT D & M Construction
ADDRESS 1309 N 1st St.
CITY/STATE/ZIP GJ CO 81501
TELEPHONE 242-1914

USE OF ALL EXISTING BLDG(S) RESIDENTIAL CONDOS & GARAGES
DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT CARPORT N.W. OF UNIT 1206

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>RMF-24</u> SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>1.8 SPACES PER UNIT</u> SPECIAL CONDITIONS: _____ <u>per approved site plan dated 12-12-05.</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.

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 3/30/07
Department Approval Judith A. Fox Date 3/30/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>3/30/07</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)

NW CORNER
NW1/4 SW1/4 NW1/4
SECTION 12
T1S. R1W, U.M.
MCSM #820-1

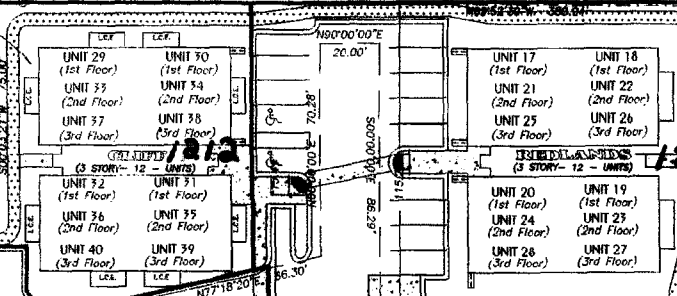
1206 WALNUT AVE

LOT 14

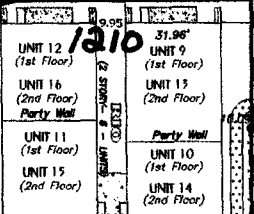
LOT 15
BLOCK 5

CARPORIT

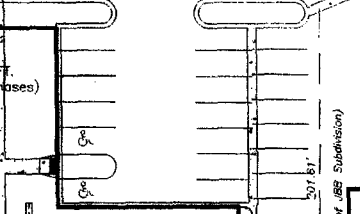
Phase 4
8748.5 SQ. FT.
0.20 ACRES



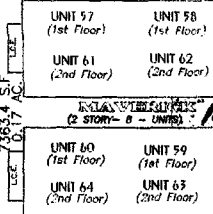
Phase 3
21267.36 SQ. FT.
0.49 ACRES



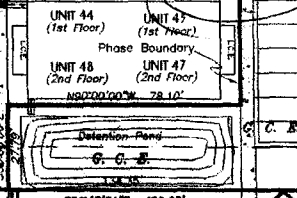
Phase 2
24560.9 SQ. FT.
0.56 ACRES



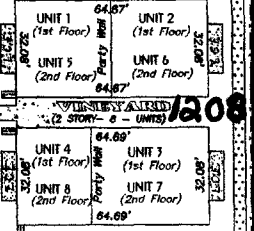
Phase 6
10521.9 SQ. FT.
0.24 ACRES



Phase 5
24943.1 SQ. FT.
0.57 ACRES



Phase 1
9359.3 SQ. FT.
0.44 ACRES



LOT 16
BLOCK 5

all
Walnut Ave
addresses

RETURNS MUST BE
CITY PLANNING
APPLICANT'S
TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

CITY MONUMENT AT
13th AND WALNUT
NOT RECOVERED THIS
SURVEY

CITY MONUMENT AT
13th AND WALNUT
1 1/2" ALUMINUM CAP
SET IN MONUMENT
BOX.
PROJECT BENCHMARK
ELEVATION = 4646.04
NAVD 88

