

Planning \$ ϕ	Drainage \$ ϕ
TCP \$ ϕ	School Impact \$ ϕ

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 1210 WALNUT AVE CARPORT 'A'
SUBDIVISION FAIRMONT VILLAGE
FILING _____ BLK _____ LOT _____
OWNER JBB CORP
ADDRESS 93 S. DEWINNEY ST.
CITY/STATE/ZIP GOLDEN CO 80401
APPLICANT D & M CONSTRUCTION
ADDRESS 1309 N 1ST ST.
CITY/STATE/ZIP GJ CO 81501
TELEPHONE 242-1914

TAX SCHEDULE NO. PARENT 2945-122-00-083 & 076
SQ. FT. OF EXISTING BLDG(S) _____
SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1,152 #
MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION
USE OF ALL EXISTING BLDG(S) RESIDENTIAL CONDOS & CARPORTS
DESCRIPTION OF WORK & INTENDED USE: construct CARPORT DIRECTLY EAST OF UNIT 1210

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' PER PLAN</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 [Signature] Date 3/30/07

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

PHASES 1 THROUGH 7
MESA COUNTY, COLORADO

1210 WALNUT AVE, CARPORT A

LOT 15
BLOCK 5

LOT 16
BLOCK 5

all
Walnut Ave
addresses

ACCEPTED
BY CHANGE OF SETBACKS MUST
BE APPROVED BY THE CITY PLANNING
DEPARTMENT. APPLICANTS
HAVE THE RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

3/20/17
Judith P. ...

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

NW CORNER
NW 1/4, SW 1/4, NW 1/4
SECTION 12
T13S, R11W, L1M
MCSN #8520-11

500'03.21' W 859.39'

12th STREET

WALNUT AVE.

CITY OF MESA
NOT RECORDED
SURVEY

