

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

BLDG PERMIT NO.
FILE #

Residential Remodel

PLANNING CLEARANCE

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

37773-8761 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 740 WEDGE DRIVE
 SUBDIVISION FAIRWAY PARK
 FILING _____ BLK 5 LOT 2

TAX SCHEDULE NO. 2701-363-12-005
 SQ. FT. OF EXISTING BLDG(S) 3500 SF
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS NONE

OWNER BOB AND KATE DENNING
 ADDRESS 740 WEDGE DRIVE
 CITY/STATE/ZIP G.J. Co 81506

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

APPLICANT J. DYER CONST. INC.
 ADDRESS 2335 INTERSTATE AVE.
 CITY/STATE/ZIP G.J. Co 81505
 TELEPHONE (970) 245-8610

USE OF ALL EXISTING BLDG(S) SINGLE FAMILY DWELLING
 DESCRIPTION OF WORK & INTENDED USE:
INTERIOR REMODEL MASTER SUITE
NEW LIGHTING @ KITCHEN.

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>RSF-4</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>Interior Remodel only</u>
MAX. HEIGHT _____	
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 Jack Dyer Date 1/10/07
 Department Approval Clay Hall Date 1/10/07

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>NO SWR/WTR Charge</u>
Utility Accounting <u>0</u>	Date <u>1/10/07</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)