

Planning \$ 10 ⁰⁰	Drainage
TCP \$ 1,500 ⁰⁰	School Impact \$

DG PERMIT NO.
FILE # MSP-2008-349

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 1720 N. 7th St.
 SUBDIVISION Mesa Sub
 FILING _____ BLK 1 LOT 8 & 9
 OWNER Patricia L Gajdos
 ADDRESS 1720 N. 7th St.
 CITY/STATE/ZIP GJ CO 81501

TAX SCHEDULE NO. 2945-114-09-008
 SQ. FT. OF EXISTING BLDG(S) 588.5 Basement
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 588.5 Basement

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

By APPLICANT Alyssa Roberts - Representative
 ADDRESS Remax 4000 120 w PARK
 CITY/STATE/ZIP GJ CO 81501
 TELEPHONE 970-261-8009

USE OF ALL EXISTING BLDG(S) _____

DESCRIPTION OF WORK & INTENDED USE: Sub-Unit Status for Basement

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> SETBACKS: FRONT: <u>20'</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 MAX. HEIGHT <u>35'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>1 space per unit</u> SPECIAL CONDITIONS: <u>\$6.00 for recording approval letter - to Mesa CO Clerk Rec.</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).

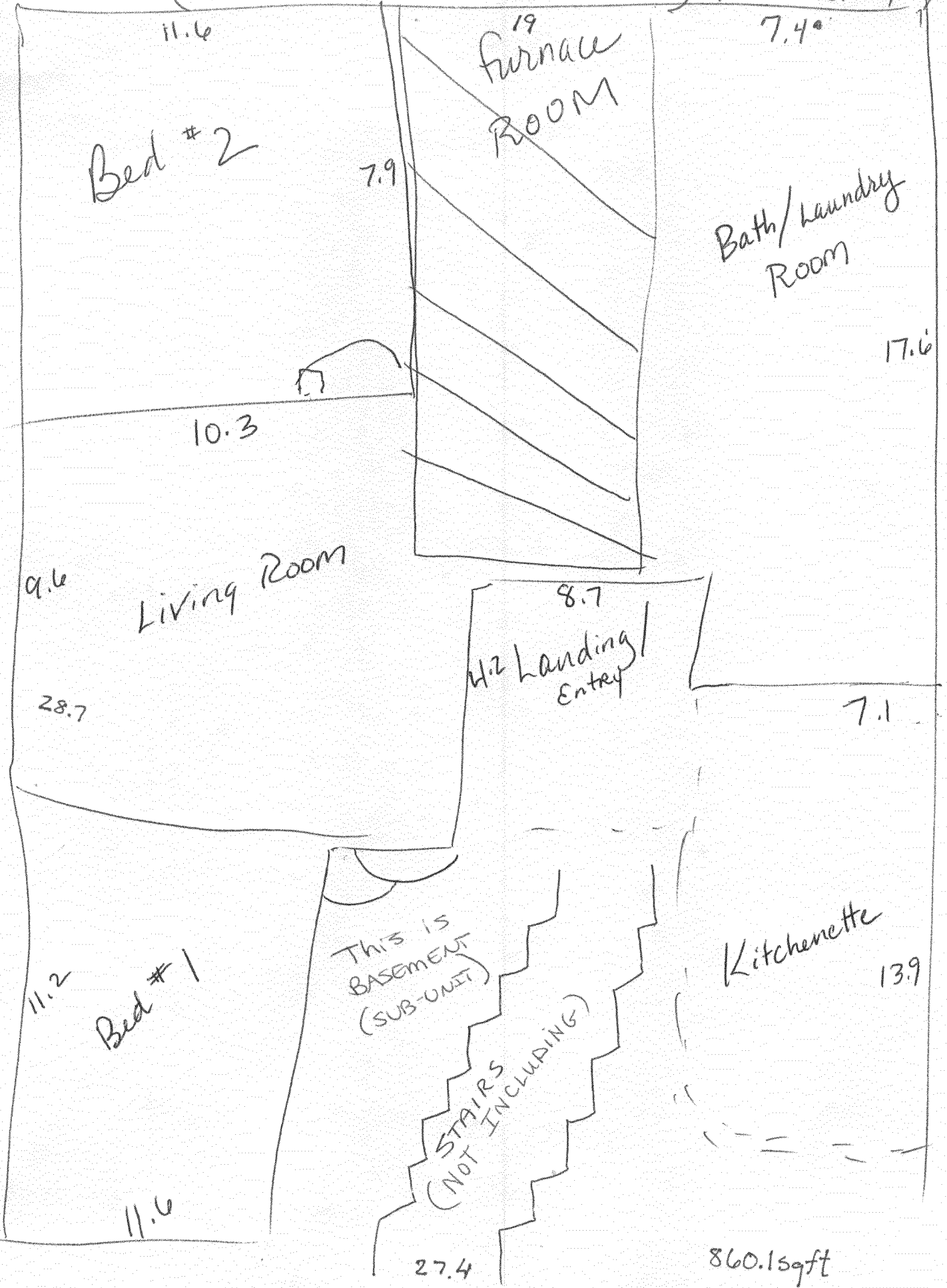
Applicant's Signature [Signature] Date 11/4/08
 Department Approval [Signature] Date 11/20/08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO <u>()</u>	W/O No. <u>.44 EQD</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/21/08</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)

Total 588.5 sq. ft. Layout has been existed for 14+ years



Bed # 2

Furnace ROOM

Bath/Laundry Room

Living Room

1/2 Landing/Entry

Kitchenette

Bed # 1

THIS IS BASEMENT (SUB-UNIT)

STAIRS (NOT INCLUDING)

860.1sqft

31.5

11.6

7.4

7.9

17.6

10.3

9.6

8.7

28.7

7.1

11.2

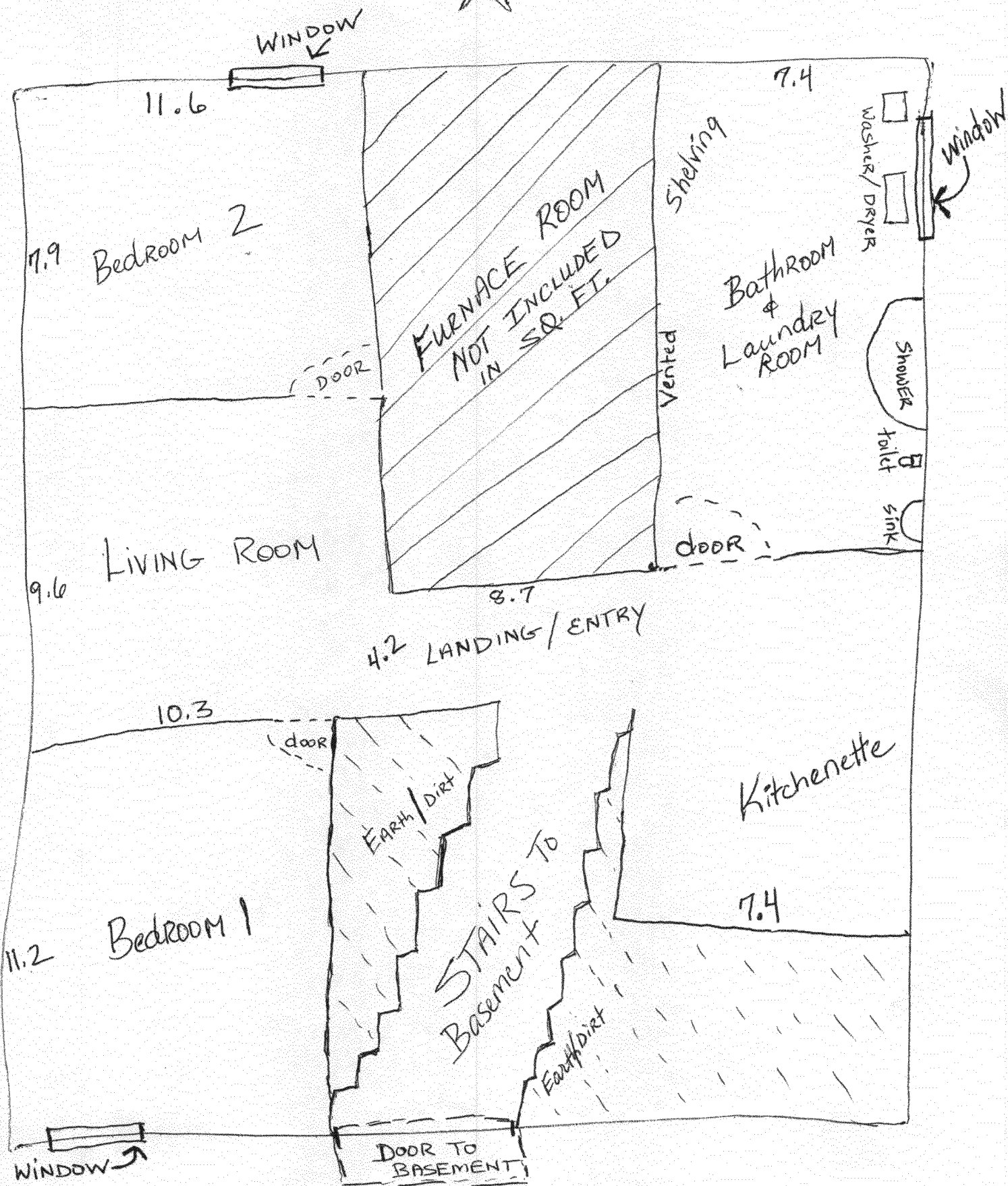
13.9

11.6

27.4

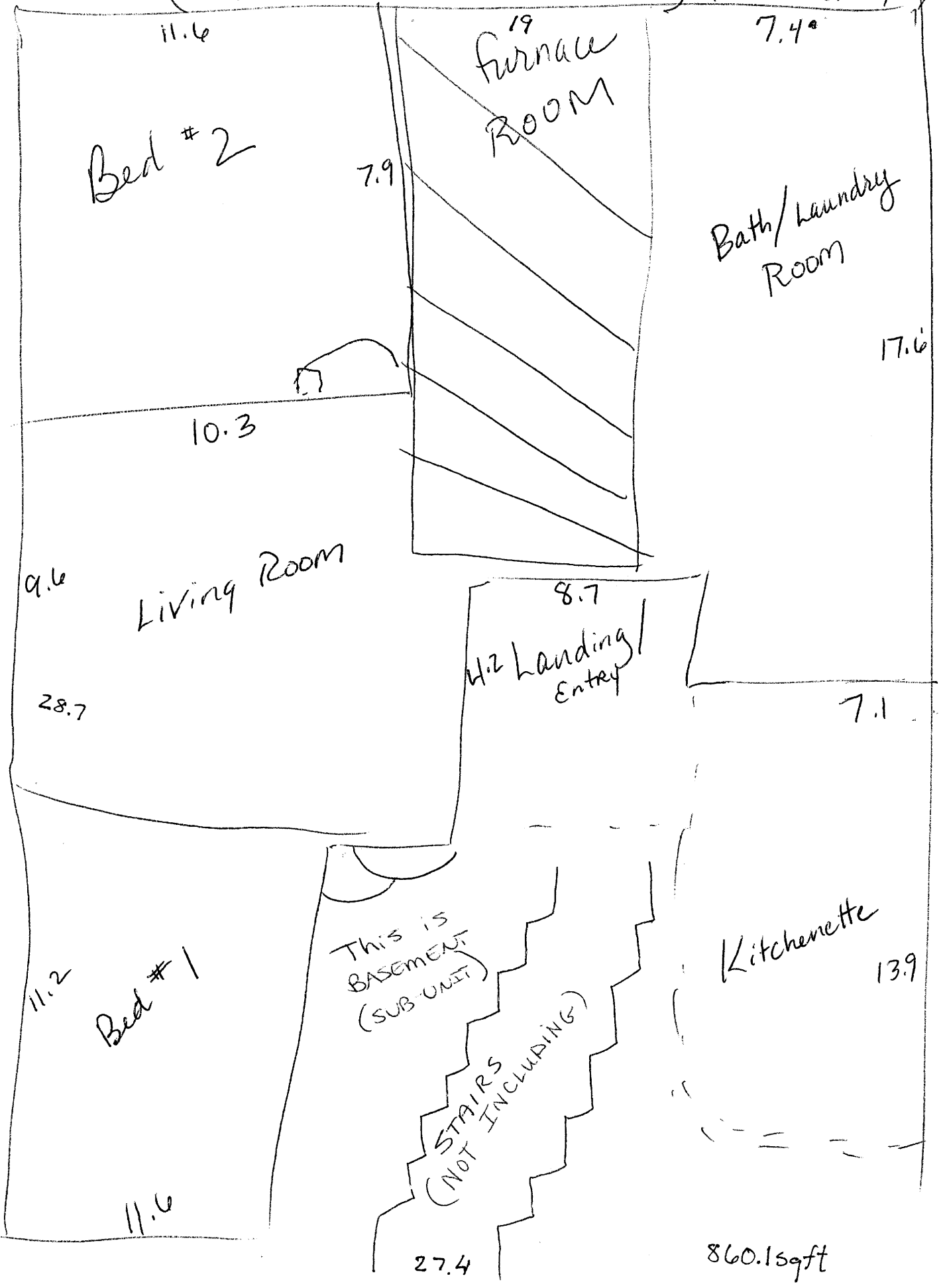
Basement layout - 1720 N. 7th Street

Total = 588.5 Sq. Ft.



Current layout has been existing for many years - DONE by previous owners. Current owner has made no structural alterations other than ingress/egress windows.

(Total 588.5 sq. ft.) Layout has been existed for 14+ years



Bed # 2

19
Furnace
ROOM

Bath/Laundry
Room

Living Room

4.2 Landing/
Entry

Bed # 1

Kitchenette

This is
BASEMENT
(SUB-UNIT)

STAIRS
(NOT INCLUDING)

860.1sqft

11.6

7.4

7.9

17.6

10.3

9.6

8.7

28.7

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27.4

31.5-

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