

FEE \$	PL
TCP \$	1,100.00
SIF \$	N/A

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO.

MSP 2008-021

Building Address 888 Glenwood Ave

No. of Existing Bldgs 2 No. Proposed 0

Parcel No. 2945-114-17-024

Sq. Ft. of Existing Bldgs 3840 Sq. Ft. Proposed 3840

Subdivision Lot 11 & 12 Blk 3 Base Park Sub

Sq. Ft. of Lot / Parcel .19 ac

Filing \_\_\_\_\_ Block 3 Lot 11 & 12

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) na

Height of Proposed Structure na

**OWNER INFORMATION:**

Name John Aragon

**DESCRIPTION OF WORK & INTENDED USE:**

Address 888 Glenwood Ave

- New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

City / State / Zip Grand Junction

**APPLICANT INFORMATION:**

Name John Aragon

**\*TYPE OF HOME PROPOSED:**

Address 888 Glenwood Ave

- Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

City / State / Zip Grand Junction Co. 81501

NOTES: \* 700 sq ft maximum size of accessory sub-unit

Telephone 970-201-1109

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE R-8

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL)

Permanent Foundation Required: YES already exists NO \_\_\_\_\_

Side \_\_\_\_\_ from PL Front \_\_\_\_\_ from PL

Parking Requirement 2 sp + 1 sp = 3 req'd

Maximum Height of Structure(s) \_\_\_\_\_

Special Conditions \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature John Aragon Date 01/09/08

Department Approval Ponkie Edwards Date 3/25/08

Additional water and/or sewer tap fee(s) are required:  YES  NO W/O No. Residential subunit in basement (duplex)

Utility Accounting Marshall Cole Date 4/3/08 #200005

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**RECORD OF DECISION / FINDINGS OF FACT**

DATE: March 25, 2008  
FILE: MSP-2008-021  
LOCATION: 888 Glenwood Avenue  
PETITIONER: John Aragon  
888 Glenwood Avenue  
Grand Junction, CO 81501  
201-1109  
REPRESENTATIVE: Same  
PLANNER: Ronnie Edwards  
PROJECT IS: **Approved with Conditions**

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The Grand Junction Community Development Department, in accordance with Section 2.2.D.5.c of the Zoning and Development Code, approves the remodeling of an existing basement to be utilized as a residential sub-unit located at 888 Glenwood Avenue. The applicant will be responsible to restrict access from adjacent storage areas, as the sub-unit living area is not to exceed 700 square feet. Either the principal structure or the unit shall be owner-occupied and the unit shall share utility meters with the principal residence.

In order to pick up your planning clearance, provide a check for \$12.00 made out to Mesa County Clerk and Recorder for recordation of approval letter and the alley improvement document and a check to the City of Grand Junction for \$1,100 for the Transportation Capacity Payment for the additional living unit.

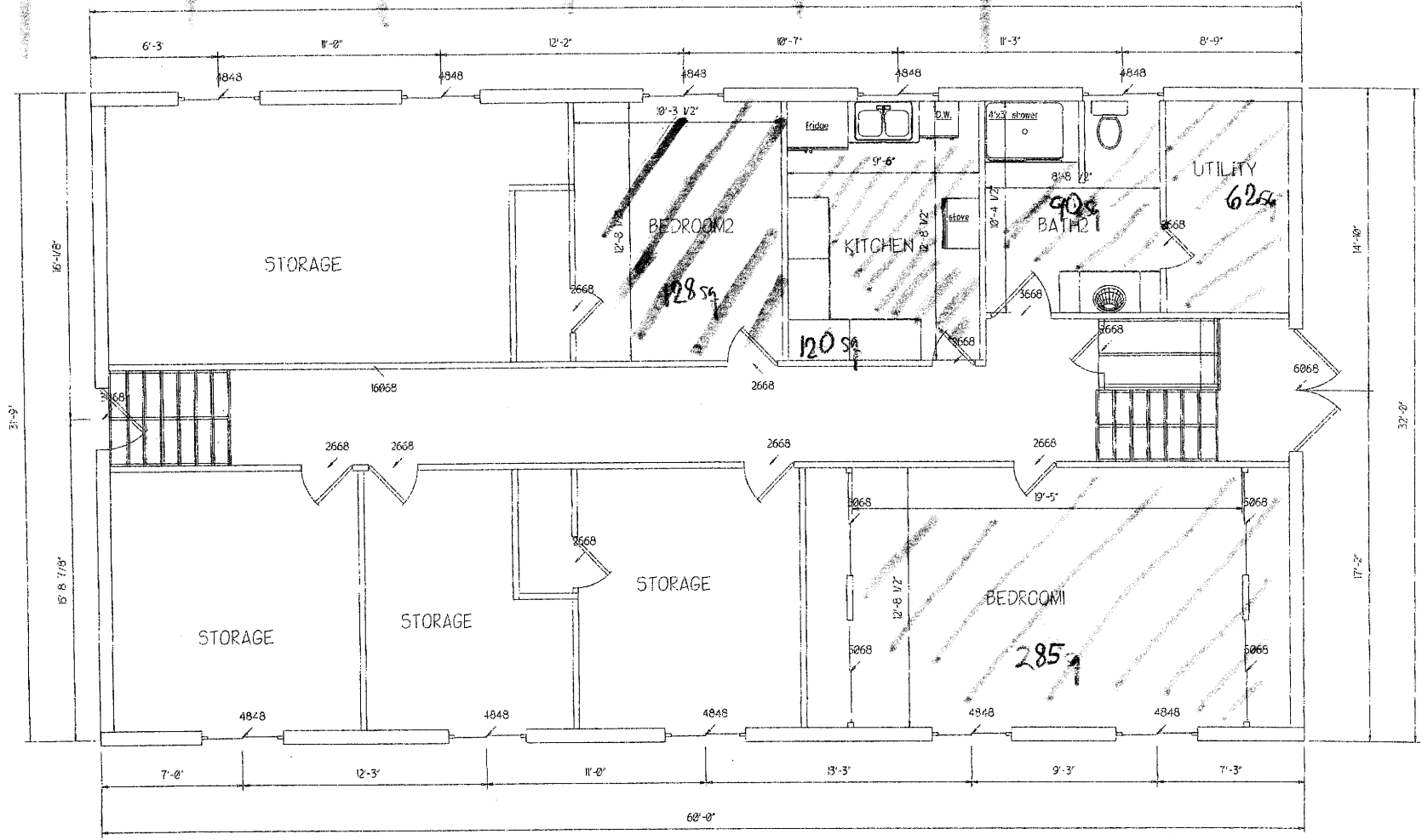
This approval shall only be valid for 180 days. If a building permit is required and/or obtained within said 180 calendar days, the plan review shall be valid as long as the building permit remains valid. These applications are monitored by the Planning Department and the applicant will be notified prior to any site check that may be scheduled by Staff.

Sincerely,

Ronnie Edwards  
Associate Planner  
[rhondae@gjcity.org](mailto:rhondae@gjcity.org)

Parking Spots

1 2 3 4 5



Lower Level

685sq.ft. livable

ACCEPTED *Ronnie Glendon* 685sq' 4/3/08

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

MSP-2008-021

1295 155 rd  
Arcata Co 81521  
970-250-1352

888 Glenwood Ave

John Aragon 1/8" : 1'

12/31/07