

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>2654</u>	School Impact \$ <u>460</u>

PERMIT NO.
FILE # <u>MS-2008-199</u>

PLANNING CLEARANCE

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

Existing Account
4441-2728

Revised 1/25/10

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1129 Gunnison

SUBDIVISION _____

FILING _____ BLK 45 LOT 7+8

OWNER Nancy J. Edgington

ADDRESS P.O. Box 1056

CITY/STATE/ZIP Minturn, CO 81645

APPLICANT Nancy J. Edgington

ADDRESS P.O. Box 1056

CITY/STATE/ZIP Minturn, CO 81645

TELEPHONE 970-827-5284 / 443-0359

TAX SCHEDULE NO. 2945-141-30-004

SQ. FT. OF EXISTING BLDG(S) 960 1,676 S.F.

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 480 footprint
(480 garage, 480 accessory d.u.)

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 2 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) residential

DESCRIPTION OF WORK & INTENDED USE: 2 story/assessory dwelling unit
upper, garage lower

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 R-8

SETBACKS: FRONT: 20 from Property Line (PL) or from center of ROW, whichever is greater

SIDE: 5 from PL REAR: 10 from PL

MAX. HEIGHT 35'

MAX. COVERAGE OF LOT BY STRUCTURES 70%

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

PARKING REQUIREMENT: 2 off street per dwell. unit

SPECIAL CONDITIONS: not to exceed 35' height.
Design & construction materials shall be complementary to the principal structure and harmonious with the character of the neighborhood.

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 Nancy J. Edgington Date 6/4/08

Department Approval Judith A. [Signature] Date 7/1/08

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO	W/O No. <u>21155</u>
Utility Accounting <u>T. Bousley</u>		Date <u>8/6/08</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)

APPROVAL LETTER


DATE: July 11, 2008

FILE: MSP-2008-179
Cole Accessory Dwelling Unit

LOCATION: 1129 Gunnison Ave
2945-141-30-004

PETITIONER: Stanleigh & Nancy Cole

REPRESENTATIVE: Same

PLANNER: Judith Rice 
970-256-4138
judithr@gjcity.org

PROJECT IS: **Approved**

The Grand Junction Public Works and Planning Department, in accordance with Section 4.1.G of the Zoning and Development Code, approves the addition of an accessory dwelling unit and garage per the approved site plan. A Transportation Capacity Payment of \$2554.00 (Zoning and Development Code Section 6.2.B.2.1) and a School Land Dedication Fee of \$460.00 (Section 6.4.A.1) will be collected with the planning clearance issuance.

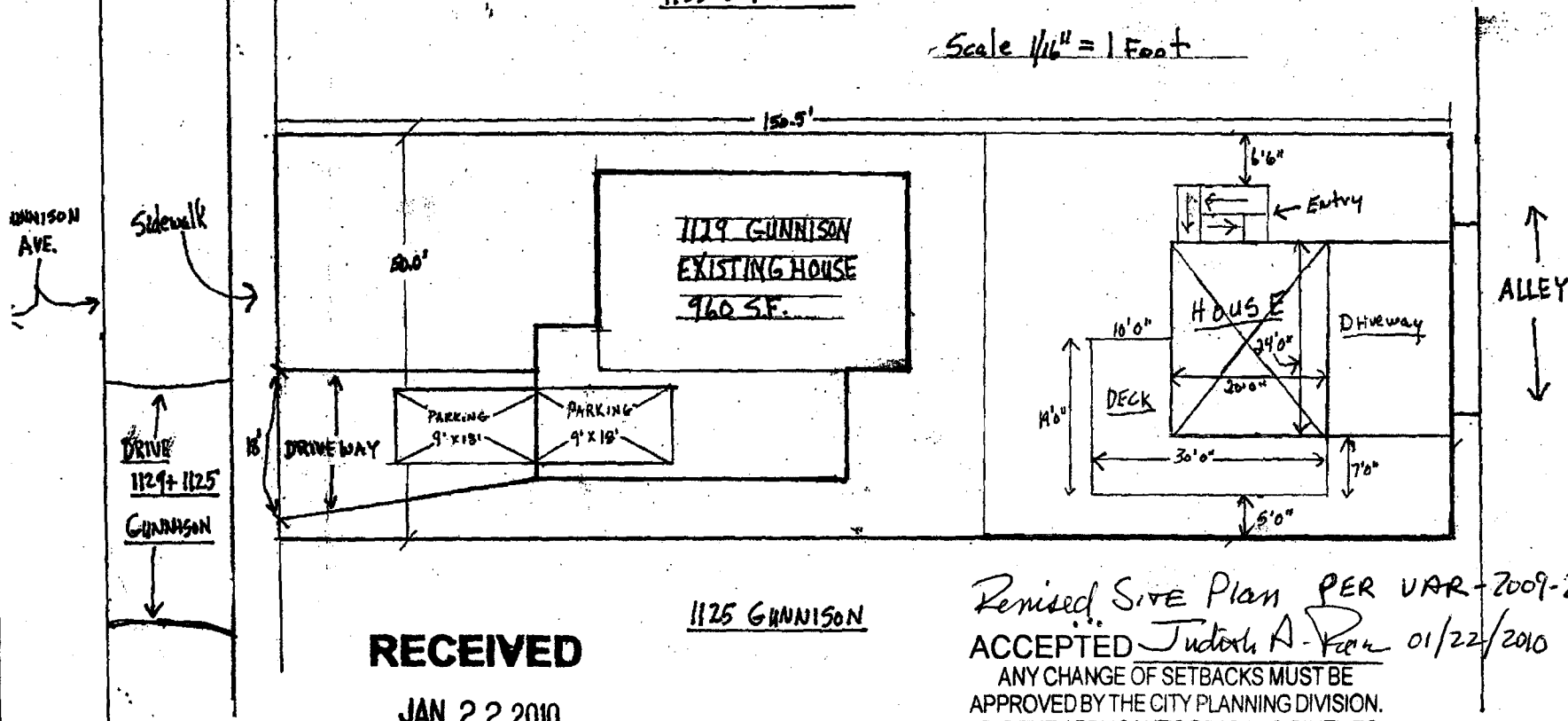
This approval will expire in 180 days. If a building permit is required and/or obtained within said 180 calendar days, the approval shall be valid as long as the building permit remains valid.

Revised Site Plan Request 1/22/10

1135 GUNNISON

Stan + Nancy Cole

Scale 1/4" = 1 Foot



RECEIVED

JAN 22 2010

COMMUNITY DEVELOPMENT DEPT.

1125 GUNNISON

Revised Site Plan PER VAR-2009-215
ACCEPTED Judith A. Poon 01/22/2010

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.