

Planning \$ <del>0</del>	Drainage \$ <del>0</del>
TCP \$ 2554	School Impact \$ 460
Inspection \$ 90	

Buildg Permit No.
File # MSP-2009-118

#5639-4

**PLANNING CLEARANCE**

(site plan review, multi-family development, non-residential development)

**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 1630 N. 23rd Street  
 SUBDIVISION Wilcox & Bixby Sub  
 FILING \_\_\_\_\_ BLK 1 LOT 20

TAX SCHEDULE NO. 2945-124-08-017  
 SQ. FT. OF EXISTING BLDG(S) 1084  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITIONS 560

OWNERS Bruce & Patricia Craigue  
 ADDRESS 1630 N. 23rd St. / 3953 Main St #3  
 CITY/STATE/ZIP Grand Jct Co. 99603

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 2 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2 CONSTRUCTION

APPLICANT Bruce Craigue  
 ADDRESS Same  
 CITY/STATE/ZIP Same  
 TELEPHONE 1-970-245-7401

USE OF ALL EXISTING BLDG(S) Residence

DESCRIPTION OF WORK & INTENDED USE: Garage with Apt. above for ~~rent~~ owner residence in one of the dwellings.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R8</u>	"Vote" <u>C</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>20/25</u> from Property Line (PL) or from center of ROW, whichever is greater		PARKING REQUIREMENT: <u>2 spaces per dwelling</u>
SIDE: <u>5/3</u> from PL REAR: <u>10/5</u> from PL		FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>35</u>		SPECIAL CONDITIONS: <u>Sec 4.1.6 including shared utilities and owner occupancy in one of dwellings.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>70</u>		

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 B. Craigue - Patricia Craigue Date 5/4/09  
 Planning Approval Judith A. Ran Date 9/11/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>21543</u>
Utility Accounting <u>Patricia Craigue</u>	Date <u>10-22-09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

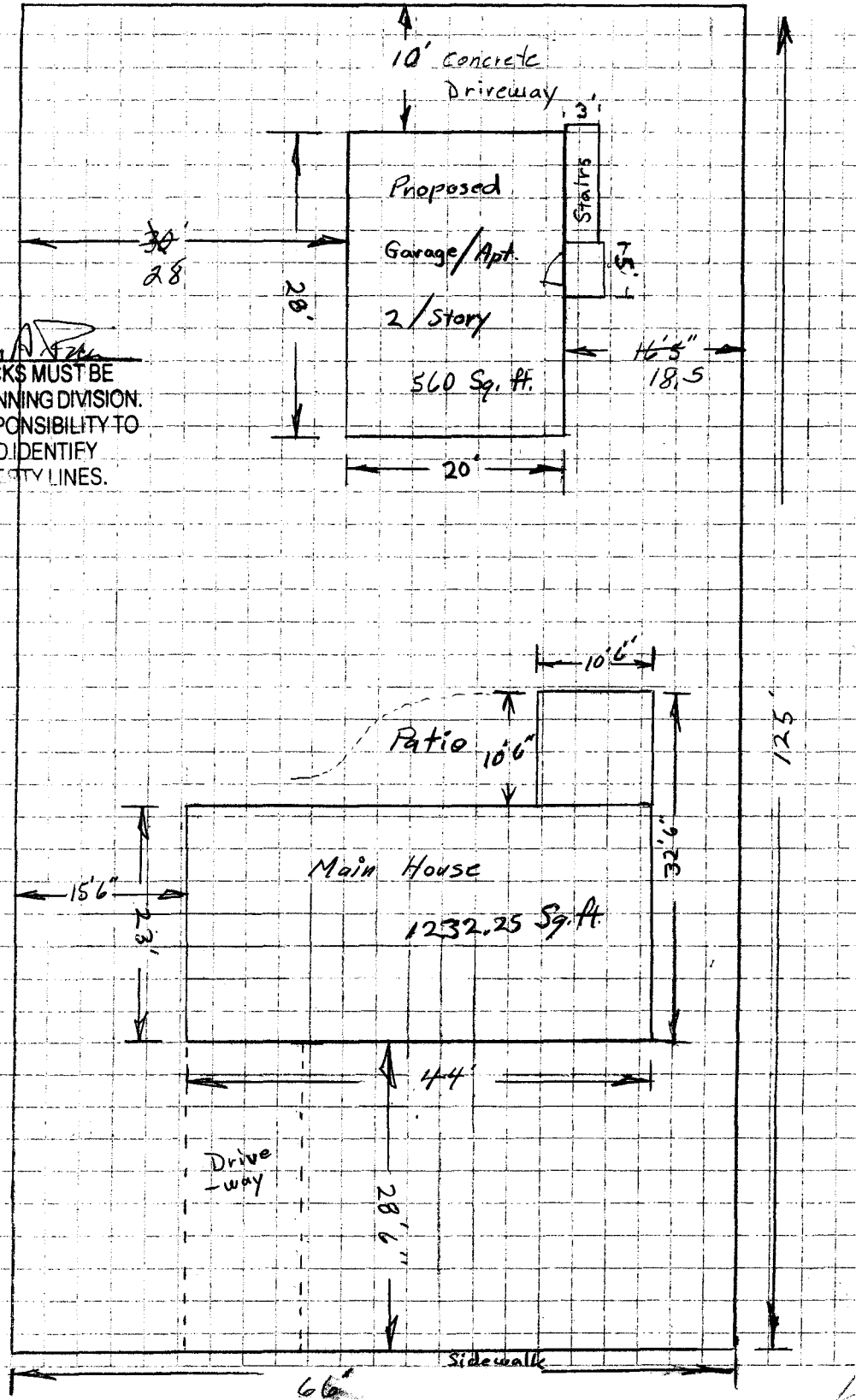
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

↑ Alley. 15 ↓

1/4" = 3'

ACCEPTED *Judith A. Proin*  
 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.

Mesa Ave  
 N



1012.00  
 110.25  
 1122.25

W. 33rd St.  
 Development Engineer  
*Judith A. Proin*  
 PLANNER  
*Judith A. Proin*

9/11/09  
 9/11/2009

FINAL APPROVED SITE PLAN  
 MSP-2009-118