

Planning \$	N/A	Drainage	N/A
TCP \$	N/A	School Impact \$	N/A
Inspection \$	N/A	#2752-0	

Permit No.
File # MSP-2009-129

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 604 N 7th St TAX SCHEDULE NO. 2945-141-26-008
 SUBDIVISION City of Grand Junction SQ. FT. OF EXISTING BLDG(S) 4764
 FILING _____ BLK 49 LOT 1, 2 + S 1/2 of 3 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS none

OWNER Ronald E & Sherrel DeRose
 ADDRESS 604 N 7th St
 CITY/STATE/ZIP Grand Jct. CO 81501

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

APPLICANT Same
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 970-985-0177

USE OF ALL EXISTING BLDG(S) SINGLE-FAMILY RESIDENCE
 DESCRIPTION OF WORK & INTENDED USE: _____
3 Bedroom Bed and Breakfast

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD, Planned Development</u> SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</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>5 spaces Req.</u> FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u> SPECIAL CONDITIONS: <u>PER APPROVED</u> <u>SITE PLAN DATED 8-25-09</u>
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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 [Signature] Date 5-23-09
 Planning Approval [Signature] Date 8-25-09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>[Signature]</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-26-09</u>		

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