

|                            |                                |
|----------------------------|--------------------------------|
| Planning \$ <u>10,00</u>   | Drainage \$                    |
| TCP \$ <u>2554,00</u>      | School Impact \$ <u>460,00</u> |
| Inspection \$ <u>90,00</u> |                                |

Log Permit No. \_\_\_\_\_  
File # \_\_\_\_\_

6298-0

### PLANNING CLEARANCE

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

**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 1416 Elm Ave  
SUBDIVISION Prospect Park  
FILING \_\_\_\_\_ BLK 3 LOT 12

TAX SCHEDULE NO. 2945-123-14-012  
SQ. FT. OF EXISTING BLDG(S) 1478  
SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 579

OWNER Creasman  
ADDRESS 262 33 1/2 Rd  
CITY/STATE/ZIP Palisade, Co. 81526

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

APPLICANT Creasman Const.  
ADDRESS 262 33 1/2 Rd.  
CITY/STATE/ZIP Palisade Co. 81526  
TELEPHONE 270 3977

USE OF ALL EXISTING BLDG(S) residential  
DESCRIPTION OF WORK & INTENDED USE: remove existing garage - New garage with studio Apt above

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

**PAID**

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

OWNER OCC.

|  |   |
|--|---|
| ZONE <u>R8</u> <u>RB</u>   | LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____  |
| SETBACKS: FRONT: <u>25</u> from Property Line (PL) or from center of ROW, whichever is greater<br>SIDE: <u>3</u> from PL REAR: <u>5*</u> from PL | PARKING REQUIREMENT: <u>3</u>   |
| MAX. HEIGHT <u>35</u>  | FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>  |
| MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>  | SPECIAL CONDITIONS: <u>*alley loaded garage - setback of 25' from opposite side of alley-deck deck Area cannot be enclosed on accessory bldg with current SF of principal structure</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.

as approved per MSP-2009-071

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 2-5-09  
Planning Approval [Signature] Date 5/4/09

|  |                      |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____ | W/O No. <u>21401</u> |
| Utility Accounting <u>[Signature]</u>  | Date <u>5/5/09</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)



**Janice Rich**  
 Clerk and Recorder  
 544 Rood Ave  
 Grand Junction, CO 81501  
 (970)-244-1679



**Print Date:**  
 05/06/2009 3:55:36 PM

Transaction #: **65507**  
 Receipt #: **2009008710**  
 Cashier Date: **05/06/2009 4:02:21 PM**

Mailing Address:  
 P.O.BOX 20,000-5007  
 Grand Junction, CO 81502  
 (970)-244-1679

www.mesacounty.us

| Customer Information  | Transaction Information  | Payment Summary                            |
|---|--|--|
| (CITYOFGJ) CITY OF GRAND JCT-COM DEVEL<br><br>250 NORTH 5TH STREET<br>GRAND JUNCTION, CO 81501<br>Escrow Balance: \$25.25 | Date Received: 05/06/2009<br>Source Code: Over The Counter<br>Return Code: Over The Counter<br>Trans Type: RECORDING | Total Fees \$6.00<br>Total Payments \$6.00 |

| 1 Payments |        |
|------------|--------|
| CHECK      | \$6.00 |

| 1 Recorded Items                       |   |
|--|---|
| (APPROVAL) APPROVAL                    | BK/PG: 4847/268 Reception Number: 2487898<br>Date: 05/06/2009 4:02:21 PM<br>From: To: |
| Recording @ \$5 per page \$1 Surcharge | 1 \$6.00  |

| 0 Search Items |
|----------------|
|----------------|

| 0 Miscellaneous Items |
|-----------------------|
|-----------------------|



PUBLIC WORKS & PLANNING

RECEPTION 2487898, BK 4847 PG 268 05/06/2009 at 04:02:21 PM, 1 OF 1, R \$5.00 S \$1.00 Janice Rich, Mesa County, CO CLERK AND RECORDER

CITY OF GRAND JUNCTION  
MINOR SITE PLAN REVIEW

FOR ) ) ADMINISTRATIVE DECISION  
 ) ) APPROVING

Larry & Barbara Creasman )  
262 33 1/2 Road )  
Palisade, CO 81526 )

File #MSP-2009-071

An application submitted by Larry and Barbara Creasman requesting a Minor Site Plan Review for an accessory dwelling unit in R-8 zone district, located at 1416 Elm Avenue, was considered administratively by the City of Grand Junction on May 1, 2009. After considering all pertinent data, the Administrator **APPROVES** with conditions the Site Plan upon finding that the proposal complies with all applicable sections of the Grand Junction Zoning and Development Code.

Conditions of approval:

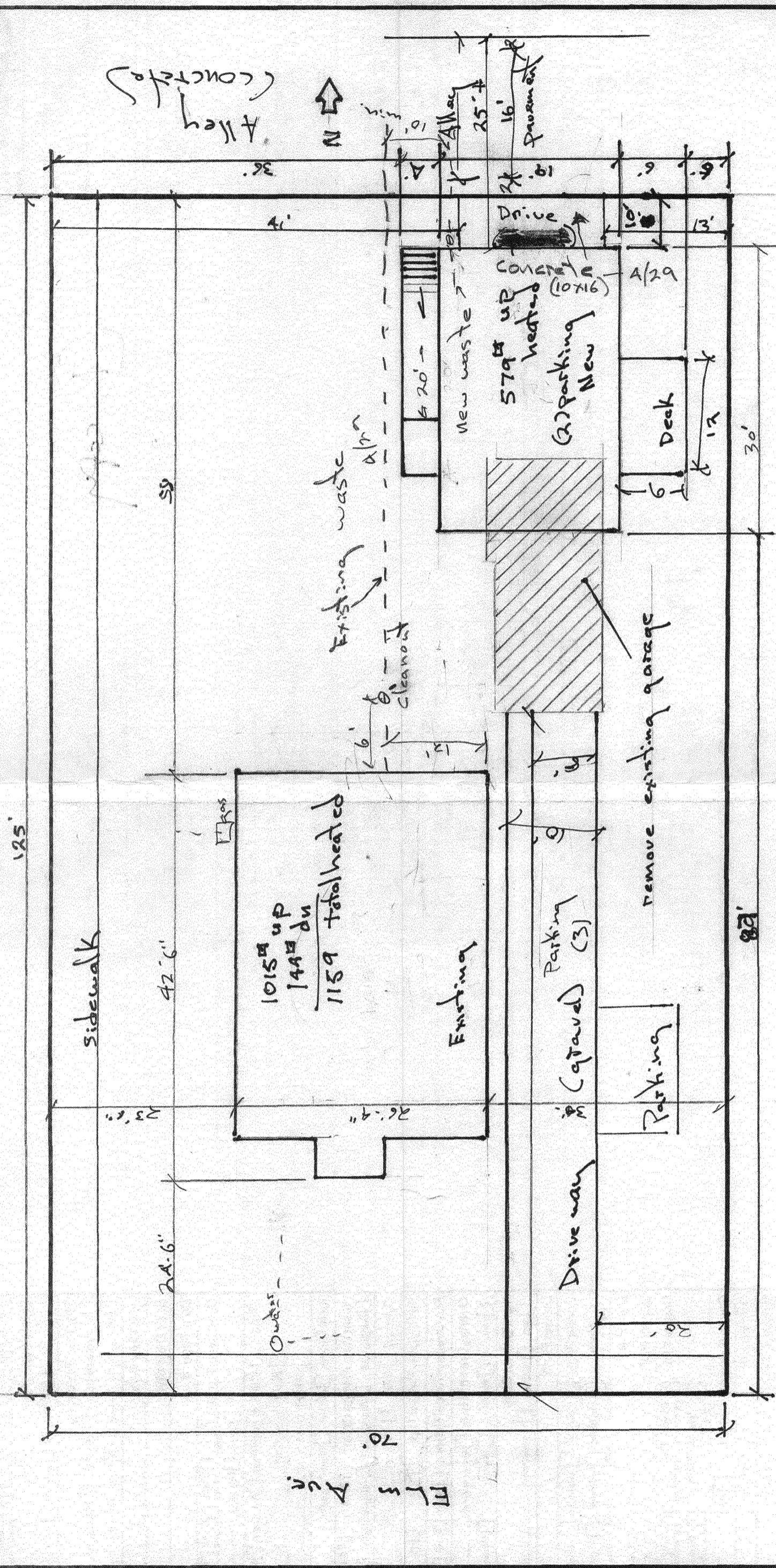
- The Accessory Dwelling Unit must comply with the requirements of the Residential Accessory Dwelling Unit Section of the Zoning and Development Code.
- This approval letter must be recorded to put any future property owners on notice as to the requirements for an Accessory Dwelling Unit. Recording fees will be collected at the time the Planning Clearance is issued.

All uses that are subject to a Minor Site Plan Review must commence construction within six months of the date of approval. If a building permit is obtained within 6 months, the approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.

Cynthia McKee  
Planning Technician

ACCEPTED  
 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.

14th St.



Revised Alley Line

1416 Elm

FLS  
 7/2/01