

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>2554<sup>00</sup></u>	School Impact \$ <u>465<sup>00</sup></u>
Inspection \$ <u>0</u>	

Bldg Permit No.
File # <u>MSP-2009-245</u>

**DEFERRED  
PLANNING CLEARANCE**

Zoning R-8

(site plan review, multi-family development, non-residential development)  
**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 2746 OLSON AVE

TAX SCHEDULE NO. 2945-243-10-033

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6,043

OWNER 2746 OLSON AVE LLC

**MULTI-FAMILY:**  
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 749 Cantaneri Dr.

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
CONSTRUCTION

CITY/STATE/ZIP CO 81506

APPLICANT Colorado West Development, LLC

USE OF ALL EXISTING BLDG(S) \_\_\_\_\_

ADDRESS 1015 N. 7th Street

DESCRIPTION OF WORK & INTENDED USE: Residential

CITY/STATE/ZIP Grand Jct, CO 81501

Construction of a group home - 8 bed

TELEPHONE 970-242-3677

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R-8</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>3</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>35'</u>	SPECIAL CONDITIONS: _____
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 \_\_\_\_\_ Date 12/12/09

Planning Approval Antonia Costello Date 12/15/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<b>PAID</b>	W/O No. <u>21565</u>
Utility Accounting <u>CMC</u>	MAR 08 2010	Date <u>12/15/09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.20 Grand Junction Zoning and Development Code)

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