

Legal

Planning \$ 10 ⁰⁰	Drainage \$ 0
TCP \$ 2554 ⁰⁰	School Impact \$ 460 ⁰⁰
Inspection \$ 0	

Bldg Permit No.
File # MSP-2009-170

PAID

SEP 11 2009

PLANNING CLEARANCE

Trs 2-201-2110

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 828 Ouray Ave

TAX SCHEDULE NO 2945-141-340 0B

SUBDIVISION City of Grand Junction

SQ. FT. OF EXISTING BLDG(S) 1197+750=1947

FILING BLK 63 LOT 25, 26

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 500

OWNER Anthony Rocha

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

ADDRESS 828 Ouray 70161517

CITY/STATE/ZIP Grand Junction CO 81501

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

APPLICANT Gary Paush / Sama Construction
same as above

USE OF ALL EXISTING BLDG(S) Main House
Garage

ADDRESS 2529 Grand Overlook Dr

DESCRIPTION OF WORK & INTENDED USE: Build

CITY/STATE/ZIP Grand Junction, CO 81507

a 2nd Floor apartment over

TELEPHONE 727-687-522 20-2785

existing garage

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

Vote E

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R-8</u>	LANDSCAPING/SCREENING REQUIRED: YES <u> </u> NO <u>X</u>
SETBACKS: FRONT: <u>20/25</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2 for main house / 1 for apartment</u>
SIDE: <u>5/3</u> from PL REAR: <u>10/5</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <u> </u> NO <u>X</u>
MAX. HEIGHT <u>35"</u>	SPECIAL CONDITIONS: <u> </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 Anthony Rocha Date 7/17/09

Planning Approval [Signature] Date 9/10/09

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO <u> </u>	W/O No. <u>21510</u>
Utility Accounting <u>As one</u>	Date <u>9-11-09</u>

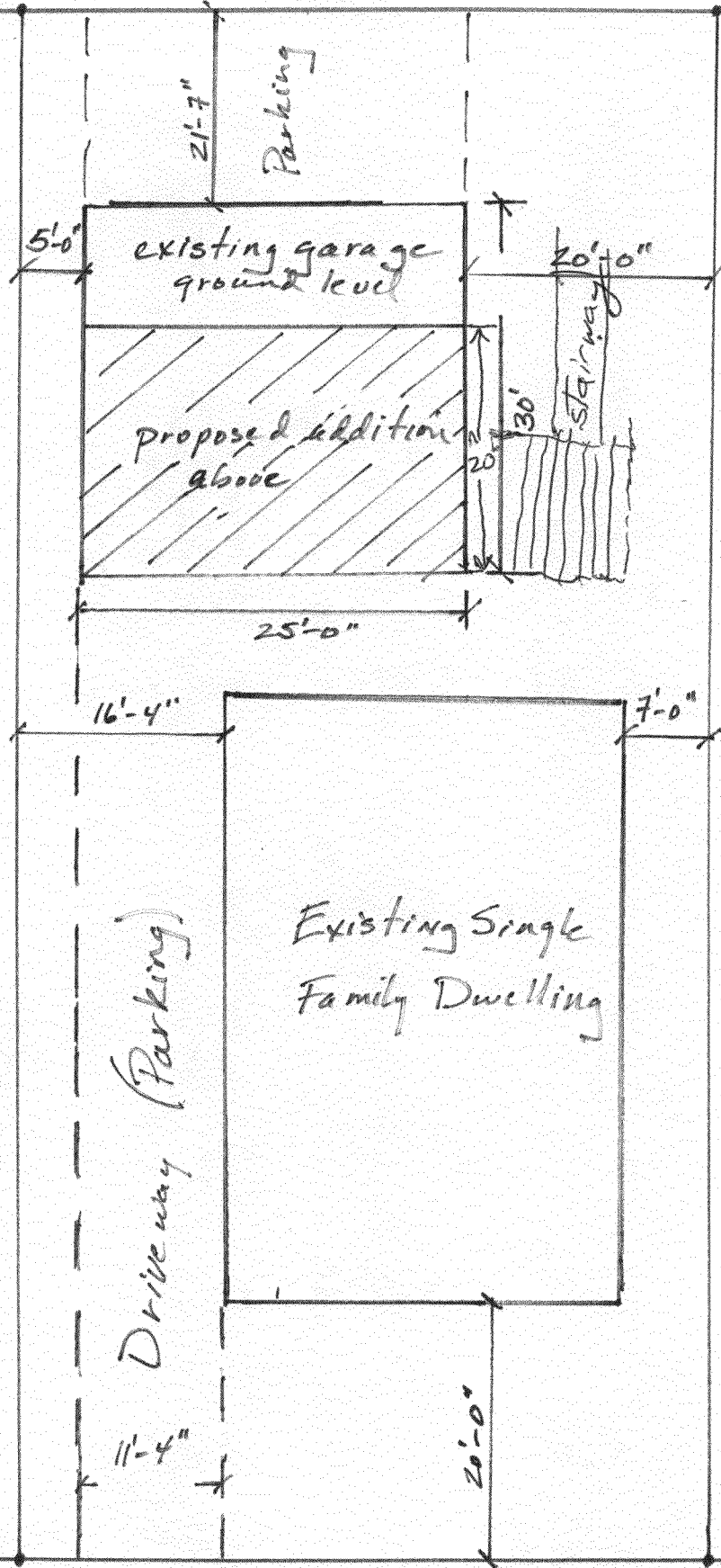
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

Alley (Public Right of Way)

50'-0"

There are no easements recorded on this property



COPY

ACCEPTED *Pat Dwyer* 9/10/09

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.

828 Duray

Public Right of way