

FEE \$	5,61
TCP \$	
SIF \$	

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 321 PITKIN AVE. No. of Existing Bldgs 3 No. Proposed _____
 Parcel No. 2945-143-38-003 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision G.J Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DAMIAN LOY
 Address 314 LILAC LN.
 City / State / Zip 65, CO. 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name _____
 Address SAME
 City / State / Zip _____
 Telephone _____

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): DEMO HOUSE

NOTES: Demo 2 of 3 BUILDINGS

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>C1</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side _____ from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) _____	Parking Requirement _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Signature Damian Loy Date 3/18/09
 Planning Approval Lydia Reynolds Date 3/18/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

Deferred Fees

Planning \$ <u>Pd w/ App</u>	Drainage \$ <u>234.62</u>
TCP \$ <u>1077.27</u>	School Impact \$ <u>0</u>
Inspection \$ <u>450⁰⁰</u>	<u>Undergrounding Utility \$965.98</u>

Bldg Permit No.
File # <u>SPR-2009-157</u>
Zoning Approval <input checked="" type="checkbox"/>

#555-0

PLANNING CLEARANCE

PCN-2010-359

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

09-02640

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 321 P. + Kin Ave
 SUBDIVISION City of Grand Jet
 FILING _____ BLK 146 LOT 41 W 1/25

TAX SCHEDULE NO. 2945-143-38-003
 SQ. FT. OF EXISTING BLDG(S) +/- 1427 # to be removed
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2652 #

OWNER Damien Loy
 ADDRESS 314 Lilac Ln.
 CITY/STATE/ZIP Grand Jet, CO 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 0 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION

APPLICANT Damien Loy
 ADDRESS 314 Lilac
 CITY/STATE/ZIP G.J. CO 81505
 TELEPHONE 970-216-7387

USE OF ALL EXISTING BLDG(S) Residential
 DESCRIPTION OF WORK & INTENDED USE: Demo house & construct new contractor/trade shop

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE C-1

LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: 15' from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 10 from PL

PARKING REQUIREMENT: 2 on side

FLOODPLAIN CERTIFICATE REQUIRED: YES NO

MAX. HEIGHT _____

MAX. COVERAGE OF LOT BY STRUCTURES _____

SPECIAL CONDITIONS: _____

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 Damien Loy Date 4-1-09
 Planning Approval Auntie Costello Date 9/9/09

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/Start Bill W/O No. <u>3/31/10</u>
Utility Accounting <u>Dette Kanover</u>			Date <u>9-29-9</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)