

Planning \$ <u>Pd w/ App</u>	Drain \$ <u>0</u>
TCP \$ <u>1769.00</u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	

Idg Permit No.
File # <u>MSP-2010-109</u>

### PLANNING CLEARANCE

9131-0 (site plan review, multi-family development, non-residential development)  
**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 717 Centauri Dr.

TAX SCHEDULE NO. 2701-354-23-006

SUBDIVISION Galaxy Sub.

SQ. FT. OF EXISTING BLDG(S) 1792

FILING \_\_\_\_\_ BLK 3 LOT 6

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 770

OWNER Christopher Ransier

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

ADDRESS 717 Centauri Dr.

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

CITY/STATE/ZIP Grand Jct, Co. 81506

USE OF ALL EXISTING BLDG(S) Home

APPLICANT Christopher Ransier

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 717 Centauri Dr.

Mother-in-Law unit -

CITY/STATE/ZIP Grand Jct, Co. 81506

TELEPHONE 970-201-4081

*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-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>25'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>1</u>
SIDE: <u>3'</u> from PL REAR: <u>5'</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>30%</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).

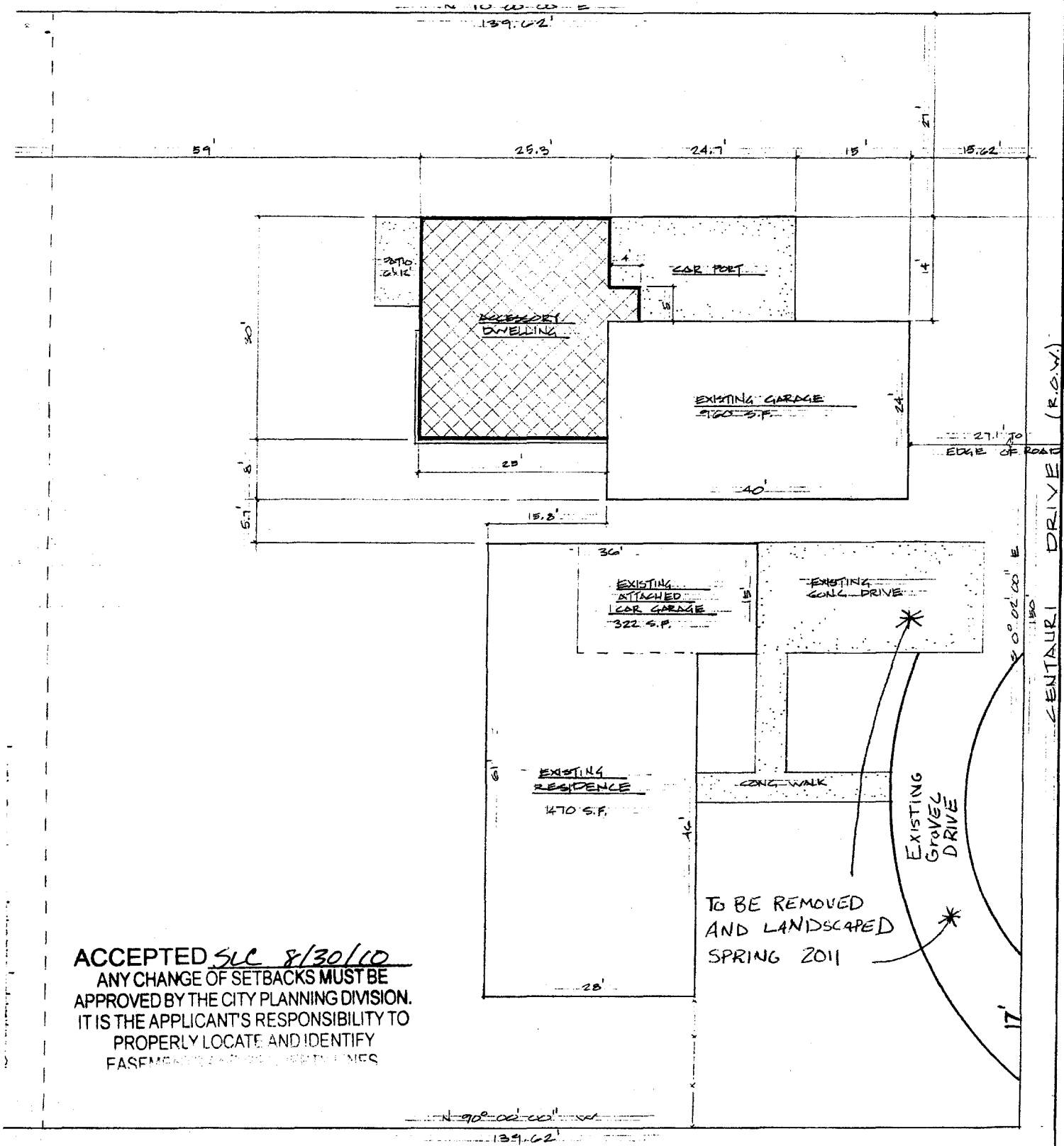
Applicant's Signature Christopher Ransier Date 8/02/10

Planning Approval Antonia Costello Date 8/30/10

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21754</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/31/10</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)



ACCEPTED SLC 8/30/10  
 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

TO BE REMOVED  
 AND LANDSCAPED  
 SPRING 2011

CENTAURI DRIVE (R.O.W.)

I T E P L A N

