

Planning \$ Pd w/ App	Drainage \$ 0
TCP \$ 1769.00	School Impact \$ 0
Inspection \$ 0	

Bldg Permit No.
File # MSP-2010-056

Existing Area 13640

X Zoning Approval
~~Deferred Fees~~

PLANNING CLEARANCE

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

BUILDING ADDRESS 2770 Cheyene Dr.
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-244-00-173
 SQ. FT. OF EXISTING BLDG(S) 2000
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 486

OWNER Scott Schultz
 ADDRESS 2770 Cheyenne
 CITY/STATE/ZIP GJ Co. 81503

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

APPLICANT Scott Schultz
 ADDRESS 2770 Cheyenne
 CITY/STATE/ZIP GJ Co 81503
 TELEPHONE 640 6240

USE OF ALL EXISTING BLDG(S) Residence
 DESCRIPTION OF WORK & INTENDED USE:
Accessory Unit - For my mother in-law to live in

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-5</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>3 total</u>
SIDE: <u>3'</u> from PL REAR: <u>5'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>60%</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 Scott Schultz Date 5/7/10
 Planning Approval Antonia Costello Date 5/28/10

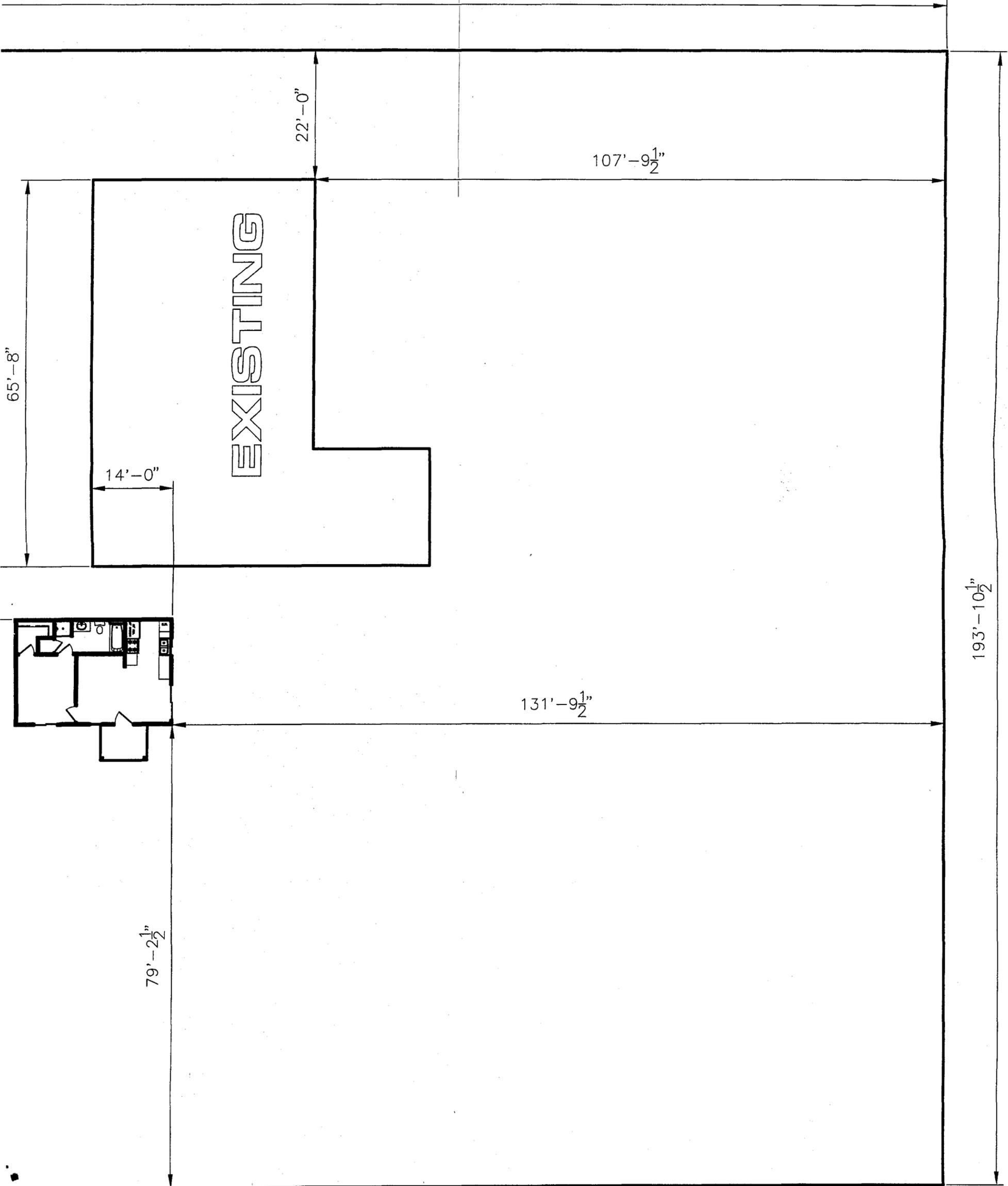
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21765</u>
Utility Accounting <u>C. Beverly</u>	Date <u>5/28/10</u>

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)

TO CONSTRUCTION

ACCEPTED *SEC 5/28/10*
MUST BE
BY THE
OF THE



EXISTING

65'-8"

14'-0"

22'-0"

107'-9 1/2"

193'-10 1/2"

131'-9 1/2"

79'-2 1/2"