

Planning \$ <u>N/A</u>	Drainage \$ <u>226.00</u>
TCP \$ <u>2,554.00</u>	School Impact \$ <u>460.00</u>
Inspection \$ <u>90.00</u>	DEFERRED FEES
<u>ZONING APPROVAL</u> <u>X</u>	

Bldg Permit No.
File # <u>PP-2007-200</u>

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PLANNING CLEARANCE

FEES DEFERRED

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

BUILDING ADDRESS 845 ORCHARD AVE
 SUBDIVISION MEJA UNIT A
 FILING _____ BLK 2 LOT 7+8
 OWNER JOHN MARTIN
 ADDRESS 392 Quail NW
 CITY/STATE/ZIP 81507
 APPLICANT Same **PAID**
 ADDRESS _____
 CITY/STATE/ZIP IB
 TELEPHONE 970-683-1848

TAX SCHEDULE NO. 2945-114-08-006
 SQ. FT. OF EXISTING BLDG(S) 1,200
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1,277
MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 2
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) SINGLE FAMILY RESIDENTIAL
 DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT 1 ADDITIONAL SINGLE FAMILY DWELLING UNIT - UNIT A

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, RESIDENTIAL - 8 DU/AC</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>20'25"</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>4 SPACES</u>
SIDE: <u>5'3"</u> from PL REAR: <u>10'5"</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>35'</u>	SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLANS DATED 5-20-09</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).

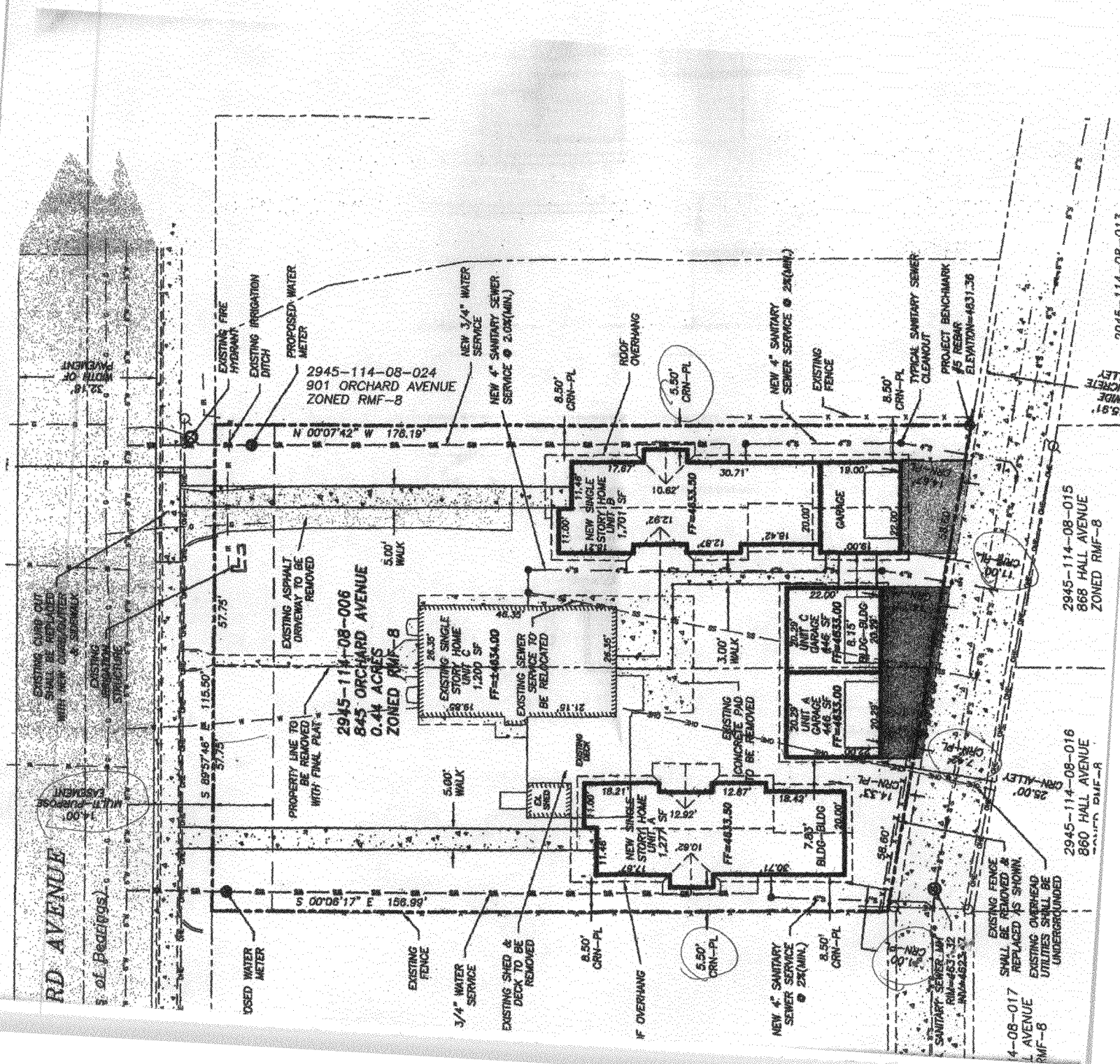
Applicant's Signature John R. Martin Date 9-9-09
 Planning Approval Jeff D. Peter Date 9-9-09

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21509</u>
Utility Accounting <u>Same</u>	Date <u>9/9/09</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) (Goldenrod: Utility Accounting)

ACCEPTED
 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



2945-114-08-013
 15.91' WIDE
 MICRO
 ALLEY

2945-114-08-015
 868 HALL AVENUE
 ZONED RMF-8

2945-114-08-016
 860 HALL AVENUE
 ZONED RMF-8

4-08-017
 RD AVENUE
 RMF-8

RD AVENUE
 S. of Bearings