

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

dg Permit No.
File # <u>MSP-2010-123</u>

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2326 WREN CT. TAX SCHEDULE NO. 2945-083-22-024

SUBDIVISION SOUTH ROWN SQ. FT. OF EXISTING BLDG(S) 2760 sq. FT.

FILING 2 BLK 213 LOT 24 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 700 sq. FT.

OWNER RECHARD, MICHELLE, MARGARET PTAK MULTI-FAMILY: N/A

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____

CONSTRUCTION _____

ADDRESS 2326 WREN CT. NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____

CITY/STATE/ZIP GRAND JUNCTION CO 81507 CONSTRUCTION _____

APPLICANT MARGARET PTAK. USE OF ALL EXISTING BLDG(S) DWELLINGS -

ADDRESS 2326 WREN CT Mother-in-law - Attached - Kitchen -

CITY/STATE/ZIP GRAND JUNCTION CO 81507 DESCRIPTION OF WORK & INTENDED USE: ACCESSORY

TELEPHONE 970-261-5133 DWELLING UNIT & RELOCATION OF

SHED

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF Can not be used as a Rental Unit

ZONE <u>PD</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>10'</u> from PL REAR: <u>20'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>28'</u>	SPECIAL CONDITIONS _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>Not in PD</u>	<u>Cannot be used as a Rental unit</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).

X Applicant's Signature Margaret M. Ptak Date 8/5/10

Planning Approval Shirley Costello Date 9/28/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>NO Changes</u>
Utility Accounting <u>0</u>	Date <u>10/4/10</u>

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