



Original  
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117 94

We are adding a 4' x 8' bathroom onto existing room to make an apartment.

We are putting in water, sewer, gas. As for parking there are 5 parking spaces.

Our previous rental history shows only 2 or 3 tenants at any particular time. None have cars. We have had no parking problems.

# REVIEW COMMENTS

Page 1 of 2

FILE # 117-94

TITLE HEADING: Site Plan Review -  
Additional Residence

LOCATION: 1217 Colorado Ave.

PETITIONER: Ron & Linda Wells

PETITIONER'S ADDRESS/TELEPHONE: 125 S. 11th St.  
Grand Junction, CO 81501

PETITIONER'S REPRESENTATIVE: Ron & Linda Wells

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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**CITY FIRE DEPARTMENT**  
**George Bennett**

**7/12/94**  
**244-1400**

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We have no requirements at this time.

**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**7/12/94**  
**244-1656**

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A building permit must be obtained for the existing portion of the building as well as the addition. The building is going through a change in use and must comply to all the requirements of the Building Codes; ie. plumbing, mechanical and electrical. Inspections of these items are required before any occupancy.

**CITY POLICE DEPT.**  
**Dave Stassen**

**7/13/94**  
**244-3587**

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I would recommend that adequate lighting be provided for the parking area and alley way for additional security in the areas used by tenants.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**7/18/94**  
**244-1590**

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Contact City "Utility Billing" for change in monthly service and water billing.

COMMUNITY DEVELOPMENT DEPT.  
Kristen Ashbeck

7/25/94  
244-1437

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1. What is the dimension between the proposed apartment building and the rear property line. Because it is adjacent to a single family residence (across the alley), the building must have a 10' setback in order to be changed to any other use other than as the existing garage.
2. Please provide more information regarding the use of the existing house in order to determine the parking requirement:
  - how many occupants?
  - how many bedrooms or/apartment units?
  - kitchen facilities, are they shared? does someone prepare meals for everyone? does each "unit" have a kitchen?
3. A Power of Attorney for potential alley improvements is required. A form will be required if item #1 is addressed.

DATE SUBMITTED \_\_\_\_\_

BUILDING PERMIT NO. \_\_\_\_\_

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FEE \$ 110.00 pd w/ site plan review

### PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)  
Grand Junction Department of Community Development

117 94

BLDG ADDRESS 1217 Colorado

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK 5+6 LOT Keiths Addition

NO. OF FAMILY UNITS \_\_\_\_\_

TAX SCHEDULE NO. \_\_\_\_\_

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_

OWNER Ron + Linda Webb

USE OF EXISTING BLDGS \_\_\_\_\_

ADDRESS 125 South 11th G.J. 81501

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

TELEPHONE 303-243-7448

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

ZONE B-1

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front 5' from property line or \_\_\_\_\_ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side \_\_\_\_\_ from property line

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

Rear \_\_\_\_\_ from property line

Parking Req'mt \_\_\_\_\_

} 0' or 10' if adjacent to residential use or zone

File Number \_\_\_\_\_

Maximum Height \_\_\_\_\_

Special Conditions: \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Landscaping/Screening Req'd \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval \_\_\_\_\_

Applicant Signature Linda Webb

Date Approved \_\_\_\_\_

Date July 5, 1994

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

