

FEE-\$ 10.00

BLDG PERMIT NO. 50468

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 620 ~~620~~ N. 18<sup>th</sup> St. TAX SCHEDULE NO. 2945-132-02-013

SUBDIVISION SLOCUM'S ADDITION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1184

FILING \_\_\_\_\_ BLK 12 LOT 849 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER DORIS GREENWOOD NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2237 Idella Ct. 81505 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-7004 USE OF ALL EXISTING BLDGS NONE

(2) APPLICANT BOOKCLIFF BUILDERS, LTD DESCRIPTION OF WORK & INTENDED USE: NEW

(2) ADDRESS 316 Cedar St. 81503 SINGLE FAMILY RESIDENCE

(2) TELEPHONE 242-2212

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Landscaping / Screening Required: YES \_\_\_\_\_ NO

SETBACKS: Front 20 from Property Line (PL) or Parking Req'mt \_\_\_\_\_  
\_\_\_\_\_ from center of ROW, whichever is greater

Side 5 from PL Rear 15 from PL Special Conditions: #170-94  
No TCP - sidewalk to be installed

Maximum Height 32' CENSUS TRACT 7 TRAFFIC ZONE 38

Maximum coverage of lot by structures 45%

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 G.J. 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 [Signature] Date 11-9-94

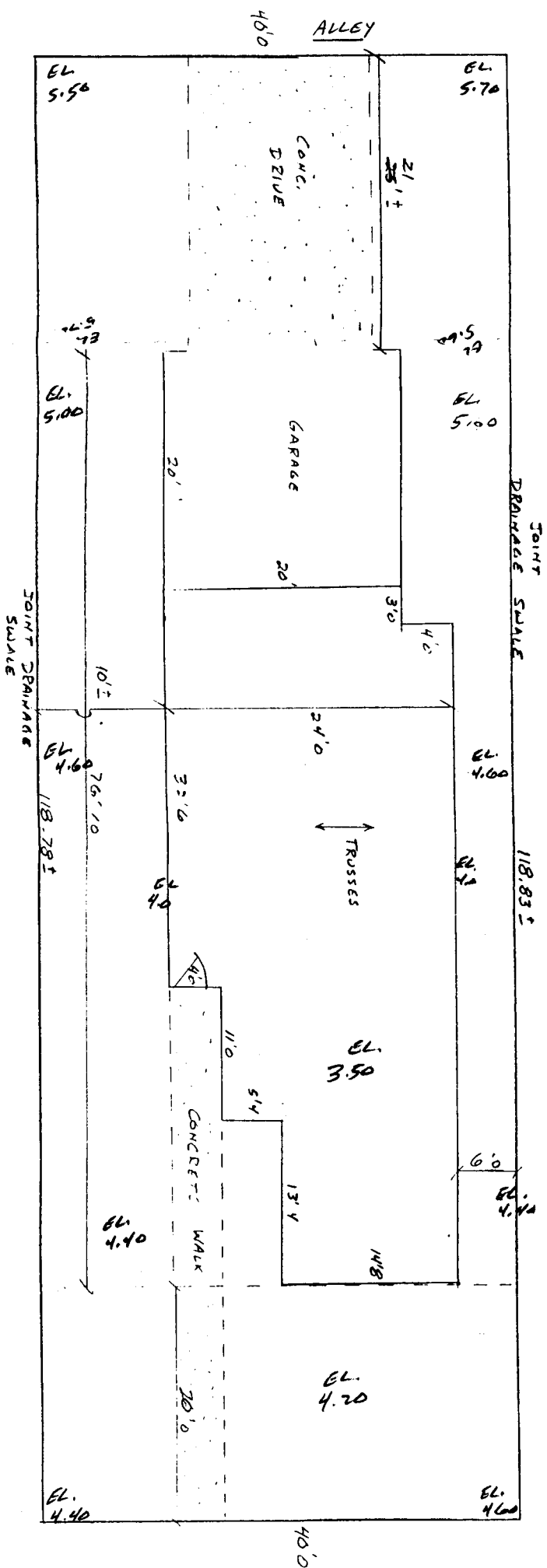
Department Approval [Signature] Date 11/18/94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 7971-7972-7973

Utility Accounting [Signature] Date 11-18-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



18<sup>TH</sup> STREET  
 LOTS 8 & 9 BLOCK 12 SLOCUMB'S ADDITION

620 18<sup>th</sup>

ACCEPTED KKA 1/18/94  
 ANY CHANGE OF RECORDING OR  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.