

FEE \$ 10.00

BLDG PERMIT NO. 49759

TCP - \$2,421

# 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 793-22 Road  
Junction West R.V. Park  
SUBDIVISION ---

TAX SCHEDULE NO. 2697-361-00-055  
Add (9) nine R.V. Spaces  
SQ. FT. OF PROPOSED BLDG(S)/ADDITION ---

FILING --- BLK --- LOT ---

SQ. FT. OF EXISTING BLDG(S) ---

(1) OWNER Paul G. Patterson

NO. OF DWELLING UNITS  
BEFORE: --- AFTER: --- CONSTRUCTION

(1) ADDRESS 793-22 Road G.J. 81505

NO. OF BLDGS ON PARCEL  
BEFORE: --- AFTER: --- CONSTRUCTION

(1) TELEPHONE 245-8531

USE OF ALL EXISTING BLDGS ---

(2) APPLICANT Paul G. Patterson

DESCRIPTION OF WORK & INTENDED USE: Install sewer, water and electric hookups for 9 new R.V. spaces.

(2) ADDRESS 793-22-Road 81505

(2) TELEPHONE 245-8531

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 C-2

Landscaping / Screening Required: YES --- NO ---

SETBACKS: Front --- from Property Line (PL) or --- from center of ROW, whichever is greater

Parking Req'mt ---

Side --- from PL Rear --- from PL

Special Conditions: See fill # 106-93

Maximum Height ---

TCP = \$269 x 9 units = \$2,421

Maximum coverage of lot by structures ---

CENSUS TRACT 15 TRAFFIC ZONE 1

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 Paul G. Patterson

Date 7-22-94

Department Approval Kathy Porter

Date 7/22/94

Additional water and/or sewer tap fee(s) are required: YES  NO

W/O No. 7734

Utility Accounting Millie Fowler

10 - R.V. Spaces pd for 10 x 75.00 = 750.00 (min amt)  
Date 7-22-94

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)