

FEE \$

BLDG PERMIT NO. 50128

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 2441 Bunting TAX SCHEDULE NO. 2945-124-24-011
 SUBDIVISION Tallar Acres SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~2600~~ 2700 sq ft
 FILING BLK 3 LOT 11 SQ. FT. OF EXISTING BLDG(S) -0 2700 sq ft
 (1) OWNER Joe Veytilla NO. OF DWELLING UNITS BEFORE: 0 AFTER: 2 CONSTRUCTION
 (1) ADDRESS ~~Rag W. Quinn~~
Joyce Toy San Quinn
 (1) TELEPHONE 243-5578 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 CONSTRUCTION
 (2) APPLICANT JC Veytilla USE OF ALL EXISTING BLDGS Roof
 (2) ADDRESS 3041 N 15 DESCRIPTION OF WORK & INTENDED USE:
 (2) TELEPHONE 243-5578 Coast Duplex

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 RMF-32 Landscaping / Screening Required: YES NO
 SETBACKS: Front 1 from Property Line (PL) or Parking Req'mt 4 spaces
45ft from center of ROW, whichever is greater
 Side 10ft from PL Rear 20ft from PL
 Maximum Height 36ft
 Maximum coverage of lot by structures 60%
 Special Conditions: Landscaping as per 139 94
File # 139-94, POA for Do NOT Remove From Office
 CENSUS TRACT 6 TRAFFIC ZONE 31

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 9-12-94
 Department Approval [Signature] Date 9/12/94

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 7833
 Utility Accounting Miller Fowler Date 9-12-94 Duplex

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)