

FEE \$ 5.00

BLDG PERMIT NO. 48885

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 534 N. Teal Ct. TAX SCHEDULE NO. _____

SUBDIVISION South Rim I SQ. FT. OF PROPOSED BLDG(S)/ADDITION 203

FILING 1 BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Lowe Development Corp. / SKIP Lowe NO. OF DWELLING UNITS
BEFORE: NA AFTER: NA CONSTRUCTION

(1) ADDRESS 227 So. 9th St

(1) TELEPHONE 244-9180 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT Hart Group P.C. USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 227 S. 9th St DESCRIPTION OF WORK & INTENDED USE: Construction of a building to house a pumping system and controls to supply irrigation water for property owners and common areas in South Rim I

(2) TELEPHONE 244-9180

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 PR Landscaping / Screening Required: YES _____ NO _____

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

Side _____ from PL Rear _____ from PL Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____ CENSUS TRACT 14 TRAFFIC ZONE 91

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 Samuel Woodcock agent Date 5/25/94

Department Approval Hart Group P.C. Date 5/25/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. No Sewer Remedy

Utility Accounting Checkbook Date 5-25-94 sewer only

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)