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BLDG PERMIT NO.
FILE # <u>SPR-95-113</u>

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 2230 No 12th TAX SCHEDULE NO. 2945-111 122B-044
 SUBDIVISION Fairmount SQ. FT. OF PROPOSED BLDG(S)/ADDITION 56,000
 FILING _____ BLK 5 LOT 14 SQ. FT. OF EXISTING BLDG(S) to be torn down
 (1) OWNER HTJ Co NO. OF DWELLING UNITS BEFORE: 1 AFTER: Multi-family CONSTRUCTION
 (1) ADDRESS 455 Wildwood Dr
 (1) TELEPHONE 970-250-0682 NO. OF BLDGS ON PARCEL BEFORE: 2/3 AFTER: 3 CONSTRUCTION
 (2) APPLICANT HTJ Co USE OF ALL EXISTING BLDGS to be torn down
 (2) ADDRESS same DESCRIPTION OF WORK & INTENDED USE: _____
 (2) TELEPHONE same 100 dorm units.

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 _____ Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions: _____
 Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. _____ T.ZONE _____ ANNEX # _____

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 Harley Jackson DBA HTJ Co Date 5-15-95
 Department Approval _____ Date _____

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

Utility Accounting _____ Date _____

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

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