

TCP - 2400⁰⁰ unit

53206
53207

FEE \$
TCP \$ <u>1600</u>
DRAINAGE FEE \$ <u>-</u>

- 5400⁰⁰ O.S. fee

BLDG PERMIT NO. <u>53208</u> <u>53209</u>
FILE # <u>121-94(2)</u>

+ \$12,340.68

PLANNING CLEARANCE

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

1207 Club Ct.

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS Units A, B, C, D TAX SCHEDULE NO. 2945-012-50-001

SUBDIVISION Country Club Townhomes SQ. FT. OF PROPOSED BLDG(S)/ADDITION 9390

FILING 1 BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Sidney Gottlieb NO. OF DWELLING UNITS BEFORE: 0 AFTER: 4 CONSTRUCTION

(1) ADDRESS 477 Elkwood Terrace NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 201-569-0916 07631 USE OF ALL EXISTING BLDGS residential

(2) APPLICANT Dennis Granum DESCRIPTION OF WORK & INTENDED USE: Construction

(2) ADDRESS 759 Horizon Dr. of single-family attached units

(2) TELEPHONE 743-4890

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

.ONE PR 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: As per approved plans

Maximum Height _____ IN FILE

Maximum coverage of lot by structures _____ CENS.T. 10 T.ZONE 16 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 _____ Date 8-18-95

Department Approval _____ Date 8-21-95

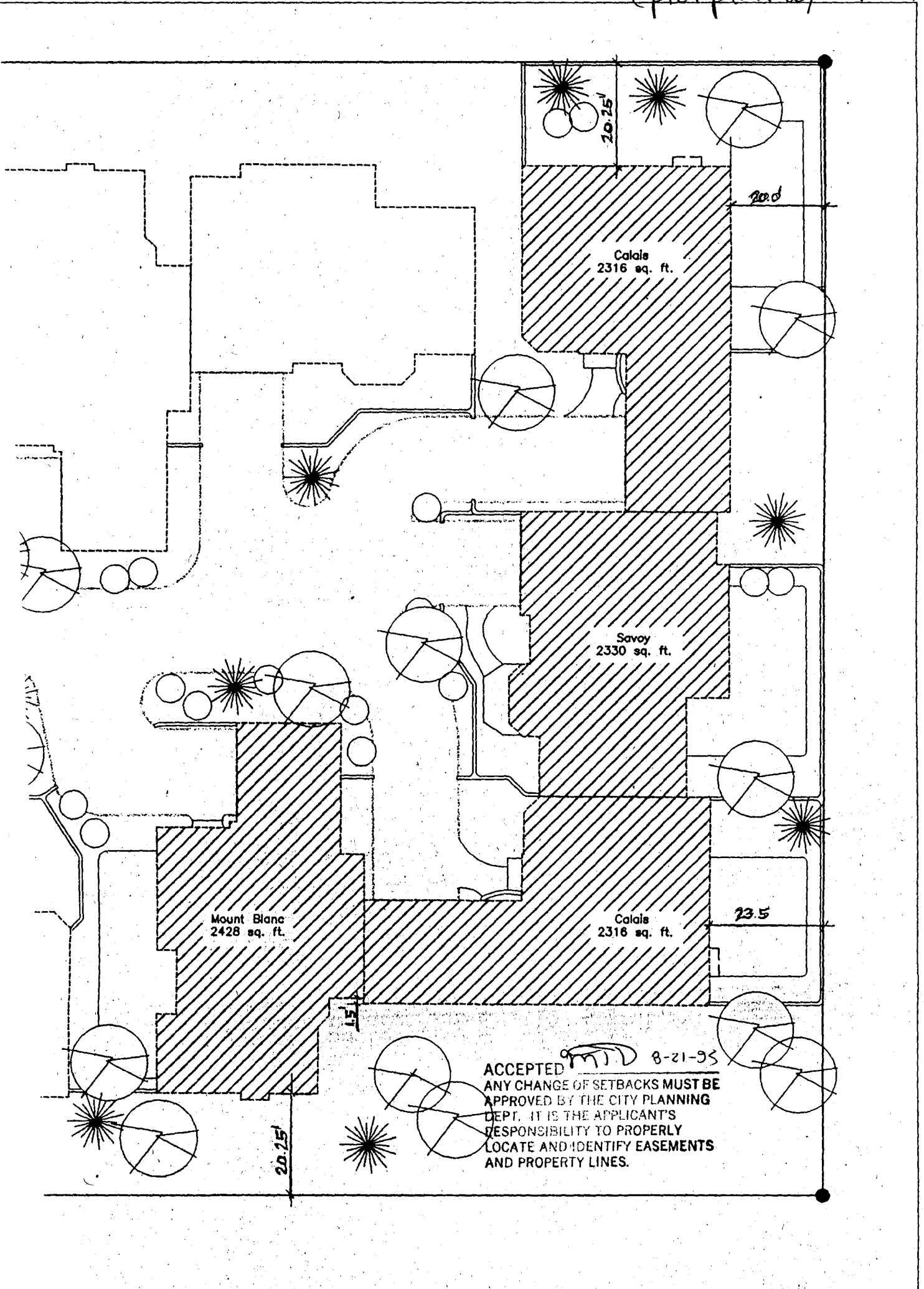
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8548-49-50451

Utility Accounting _____ Date 8-21-95

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)

Country Club Townhomes
Replat Lot 1 Horizon Park
(plot plan w/setbacks)



ACCEPTED *[Signature]* 8-21-95
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.