

FEE \$	<u>IN PDR fees - N/C -</u>
TCP \$	<u>—</u>
DRAINAGE FEE \$	<u>—</u>

BLDG PERMIT NO.	<u>540604</u>
FILE #	<u>#121-94(2)</u>

fcf

PLANNING CLEARANCE

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

3023-9060

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1203 Club Ct D TAX SCHEDULE NO. 2945-012-50-001

SUBDIVISION Villas of Country Club SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) —

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

(1) ADDRESS 759 Horizon Dr. Ste A NO. OF BLDGS ON PARCEL BEFORE: — AFTER: — CONSTRUCTION

(1) TELEPHONE 243-4890 USE OF ALL EXISTING BLDGS —

(2) APPLICANT Iain Reekie DESCRIPTION OF WORK & INTENDED USE: retaining wall behind 1203 D 200' long of 8' high on south border of property

(2) ADDRESS (Same as above)

(2) TELEPHONE 243-4890

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) Parking Req. —

or 200' from center of ROW, whichever is greater

Side — from PL Rear — from PL Special Conditions: 8' retaining wall - (10' inside of prop. line)

Maximum Height —

Maximum coverage of lot by structures — CENS.T. 10 T.ZONE 10 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 [Signature] Date 11-7-95

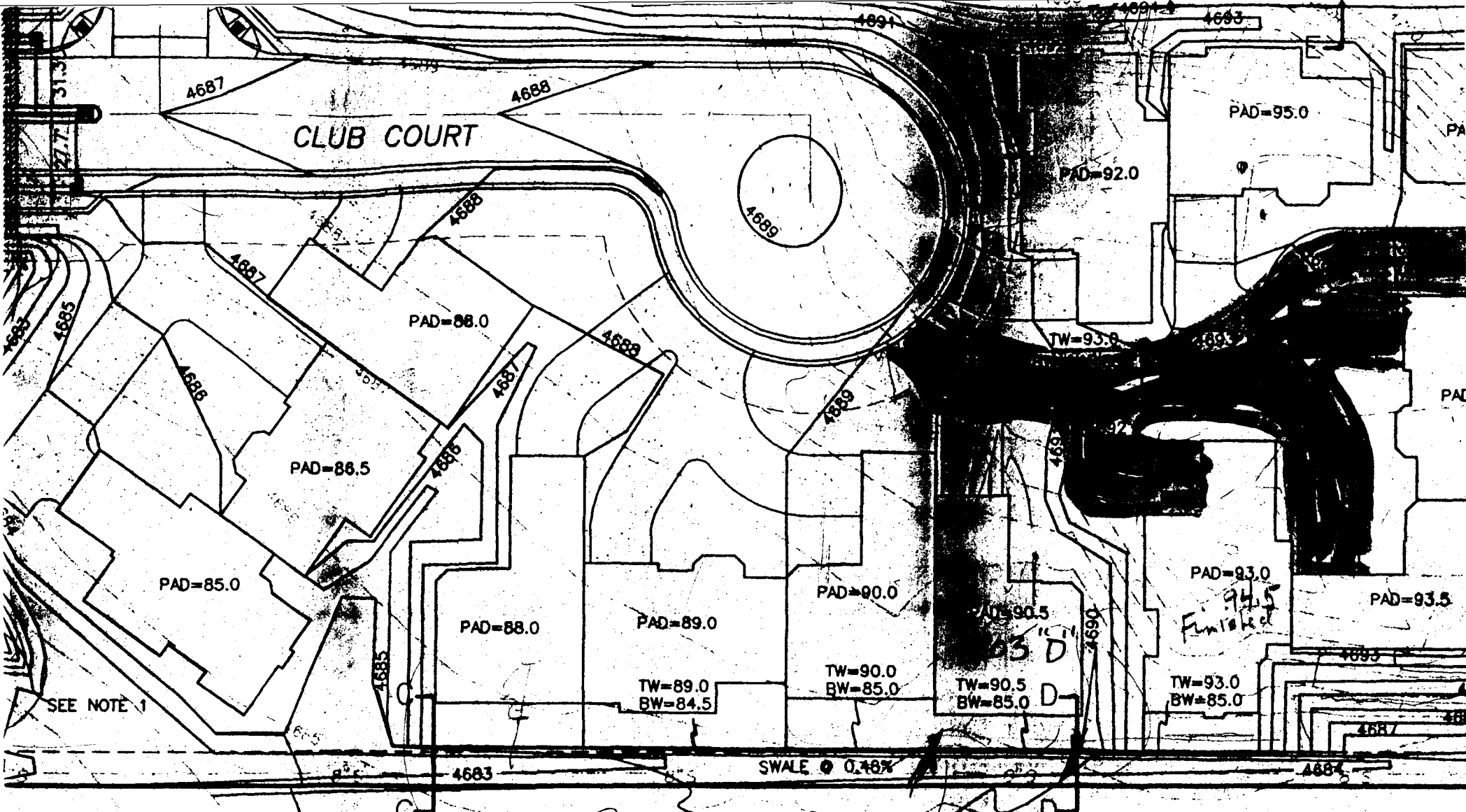
Department Approval [Signature] Date 11-7-95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A - no change in use

Utility Accounting [Signature] Date 11-7-95

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)



SEE NOTE 1

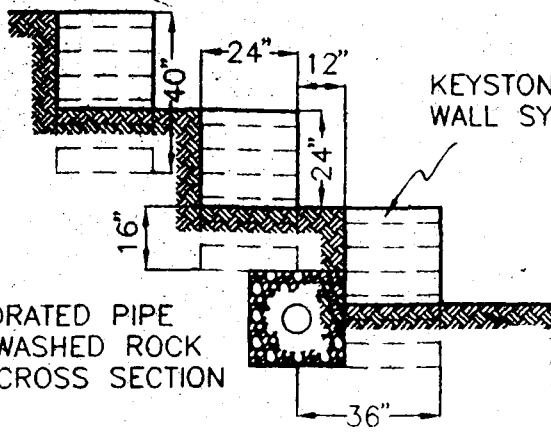
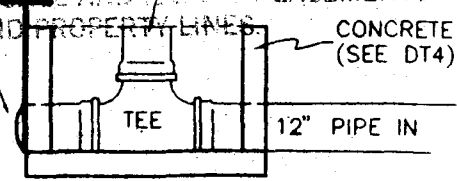
20LF RETAINING WALL
TW=4686.70
BW=4684.70

RETAINING WALL

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE RESPONSIBILITY TO PROPERLY LOCATE AND VERIFY EASEMENTS AND PROPERTY LINES.

Connie 11/7/95

1. SET WITH WATERMAN C-10 CANAL GATE
R = 4680.90
UT = 4678.30
R SURFACE = 4680.9 MAX.
BOTTOM = 4678.0



NOTE:
NUMBER OF
OF WALL.
NOTE:
ALL BACKFIL
NATURE AND
PROCTOR DE

4" PERFORATED PIPE
W 3/4" WASHED ROCK
@2'x 2' CROSS SECTION