

FEE \$	—
TCP \$	1600.00
DRAINAGE FEE \$	610.00

BLDG PERMIT NO.	54340 54339 54338
FILE #	SPR-95-186

PC
✓
JP

PLANNING CLEARANCE

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

3017-1170-02-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2150 College Place TAX SCHEDULE NO. 2945-111-29-001-007
 SUBDIVISION College Place ^{TOWNHOMES} SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8750
 FILING 4 BLK - LOT 42-48 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Herald + Robb Moss NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 7 CONSTRUCTION
 (1) ADDRESS 964 Lakeside Dr NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 7 CONSTRUCTION
 (1) TELEPHONE 242-5045 USE OF ALL EXISTING BLDGS _____
 (2) APPLICANT Steve Daytelle DESCRIPTION OF WORK & INTENDED USE: NEW
 (2) ADDRESS 1204 N. 7th Construction - 7 TOWNHOMES
 (2) TELEPHONE 241-7653
250-0377

✓ 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 PR2-20 Landscaping / Screening Required: YES NO
 SETBACKS: Front 7.4' from Property Line (PL) ^{PER APPROVED SITE PLAN} Parking Req't OK
 or _____ from center of ROW, whichever is greater
 Side 7.4' from PL Rear _____ from PL
 Special Conditions: PER SPR-95-186
 Maximum Height _____
 Maximum coverage of lot by structures _____ CENS. T. 5 T. ZONE 27 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 Steve Daytelle Date 11-9-95
 Department Approval Bill Nehelk Date 11-17-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8793-Tunnel

Utility Accounting Miller Fowler Date 12-4-95 Townhome

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)