

FEE \$ SPR-95-92

BLDG PERMIT NO. \_\_\_\_\_

TCP - \$400.00

(site plan review, multi-family development, non-residential development)

Drainage - \$250.00

Grand Junction Community Development Department

✓  
PC  
JCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1815 David St TAX SCHEDULE NO. 2945-261-02-003

Subdivision Replat of Perkins Sub, 1st Add. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000 ±

FILING \_\_\_\_\_ BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1660 ±

(1) OWNER Douglas G Meagley NO. OF DWELLING UNITS BEFORE: 2 AFTER: 3 CONSTRUCTION

(1) ADDRESS 1815 David St #2

(1) TELEPHONE 245-6951 (W-242-4511) NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Douglas G Meagley USE OF ALL EXISTING BLDGS Residential

(2) ADDRESS 1815 David St #2 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 245-6951 (W242 4511) Home Construction

↑ ✓ 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 RMF-16 Landscaping / Screening Required: YES  NO \_\_\_\_\_

SETBACKS: Front 25 from Property Line (PL) or Parking Req'mt 2 spaces per unit  
15 from center of ROW, whichever is greater

Side 10 from PL Rear 20 from PL Special Conditions: \_\_\_\_\_

Maximum Height 36  
Maximum coverage of lot by structures 50% CENSUS TRACT 13 TRAFFIC ZONE 80

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 Douglas Meagley Date 5/3/95

Department Approval Kathy Porter Date 10/20/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8444

Utility Accounting Millie Fowler Date 7-3-95

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)