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BLDG PERMIT NO. 52009-52013

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

321-6715-01-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2709 F 1/2 Rd TAX SCHEDULE NO. 2945-013-00-002
 SUBDIVISION Hilltop Mtna Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 18000
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER GRAND VALLEY ARTRIUM Retirement Village NO. OF DWELLING UNITS
 (1) ADDRESS 2741 12th St. S.E. Salem OR, BEFORE: 0 AFTER: 15 THIS CONSTRUCTION
 (1) TELEPHONE 245-3299 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 7 THIS CONSTRUCTION
 (2) APPLICANT Colson & Colson USE OF EXISTING BLDGS Retirement Res-
 (2) ADDRESS 3260 W. 12th G.J. DESCRIPTION OF WORK AND INTENDED USE: Building
 (2) TELEPHONE 245-3299 Duplex & triplex for Retirement Res.

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
 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 see file # 8543(2)
 Maximum Height _____ CENS.T. 10 T.ZONE 21 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature Kyle Drogen Date 5-3-95
 Department Approval Tom Dixon Date 4 May 1995

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. WO#8237 6-Duplex 1-triplex
 Utility Accounting Mellie Fowler Date 5-4-95

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)