

FEE \$ _____

BLDG PERMIT NO. _____

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2709 F1/2 Rd TAX SCHEDULE NO. 2945-013-00-002

SUBDIVISION HillTop Minor SQ. FT. OF PROPOSED BLDG(S)/ADDITION 18,000

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 18,000

(1) OWNER GR. VALLEY Retirement NO. OF DWELLING UNITS BEFORE: 0 AFTER: 15 CONSTRUCTION

(1) ADDRESS CASITAS GR. VALLEY Retirement NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 7 CONSTRUCTION

(1) TELEPHONE 245-3299 USE OF ALL EXISTING BLDGS Retire Rental

(2) APPLICANT COLSON & COLSON Const DESCRIPTION OF WORK & INTENDED USE: Duplex A+B

(2) ADDRESS 3260 N 12th St RETIREMENT CENTER

(2) TELEPHONE 245-3299

✓ 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) or Parking Req'mt 8
_____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: see file #85-93(2)

Maximum Height see file

Maximum coverage of lot by structures _____ CENSUS TRACT 10 TRAFFIC ZONE 21

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 Rylee Boyer Colson + Colson Date 4-25-95

Department Approval Tom Dixon Date 25 April 1995

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 8237 dated 4/11/95

Utility Accounting Jessy Chapman Date 4/25/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)