

FEE \$	10 <sup>00</sup>
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO. 53581
FILE #

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

2001-1800-09-9

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1035 Grand Av TAX SCHEDULE NO. 2945-144-02-004

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING - BLK 87 LOT 8-10 SQ. FT. OF EXISTING BLDG(S) 1200 # ±

(1) OWNER Scott Moreland NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2301 Palace Verdes Pr NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-8580 USE OF ALL EXISTING BLDGS dental office

(2) APPLICANT Dave Bonham DESCRIPTION OF WORK & INTENDED USE:  
5x10' deck w/ ext. stairs  
uncovered

(2) ADDRESS 1799 So College Av  
Fort Collins, CO.

(2) TELEPHONE 970 493 6875

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

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ONE PB Landscaping / Screening Required: YES — NO —

SETBACKS: Front 20' from Property Line (PL)  
 or 4.5' from center of ROW, whichever is greater

Side — from PL Rear — from PL

Parking Req'mt —

Special Conditions: —

Maximum Height —

Maximum coverage of lot by structures — CENS.T. 2 T.ZONE 41 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 9-29-95

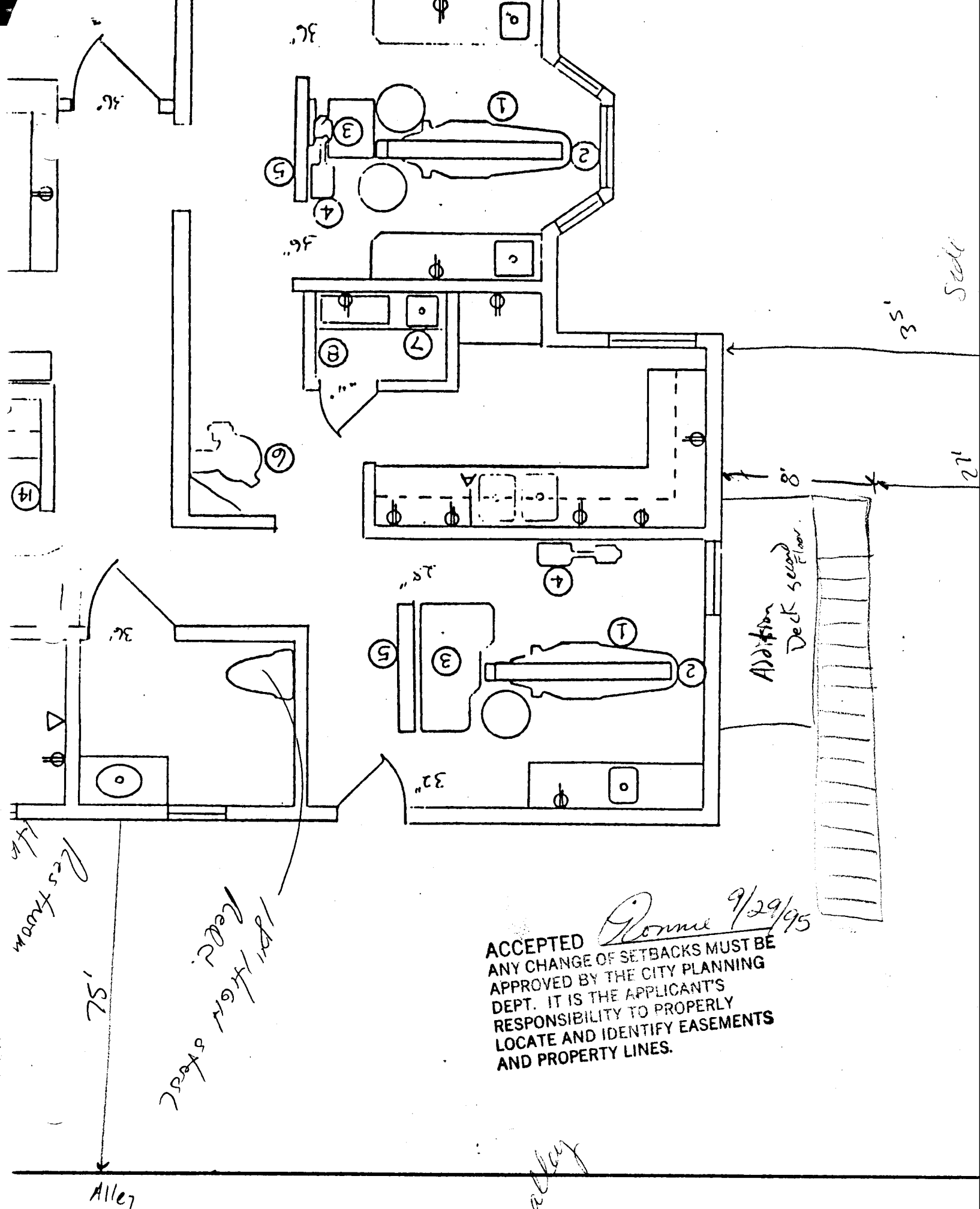
Department Approval Ronnie Edwards Date 9-29-95

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

Utility Accounting Millie Fowler Date 9-29-95

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)



ACCEPTED *Romme 9/29/95*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Les Huron  
 75'

18'11" High Street

Alley

Alley

Addition Deck second Floor

35' Sedle

12'