

FEE \$ Pd w/ RZP  
 TCP \$ 2,400.00  
 DRAINAGE FEE \$ 504.25

BLDG PERMIT NO. 55675  
 FILE # RZP 95-212

Park/OS FEE \$1,800.00

**PLANNING CLEARANCE**

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

Grand Junction Community Development Department

✓ RZP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1102 Belford TAX SCHEDULE NO. 2945-141-06-024  
 SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK 1 LOT 31-34 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Vostatek Construction / NO. OF DWELLING UNITS  
M.W. Robertsch BEFORE: 0 AFTER: 8 CONSTRUCTION  
 (1) ADDRESS 3439 Grand Valley Canal Rd.  
 (1) TELEPHONE 434-5665 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT Carl Vostatek USE OF ALL EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS None DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 434-5665 Build 8-unit apartment building

✓ 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 PR-28 Landscaping / Screening Required: YES  NO \_\_\_\_\_  
 SETBACKS: Front 15' from Property Line (PL) Parking Req'mt 15 spaces  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 65' from PL Special Conditions: See file # RZP 95-212  
 Maximum Height 32'  
 Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 2 T.ZONE 36 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 Carl Vostatek Date 4/8/96

Department Approval Winton Allbeck c/o 9/13/96 Date 4/8/96 Add 1

- Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. S-PIE = WO 9107

Utility Accounting Millie Fowler Date 4-8-96 add 2 water = WO 9108

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)

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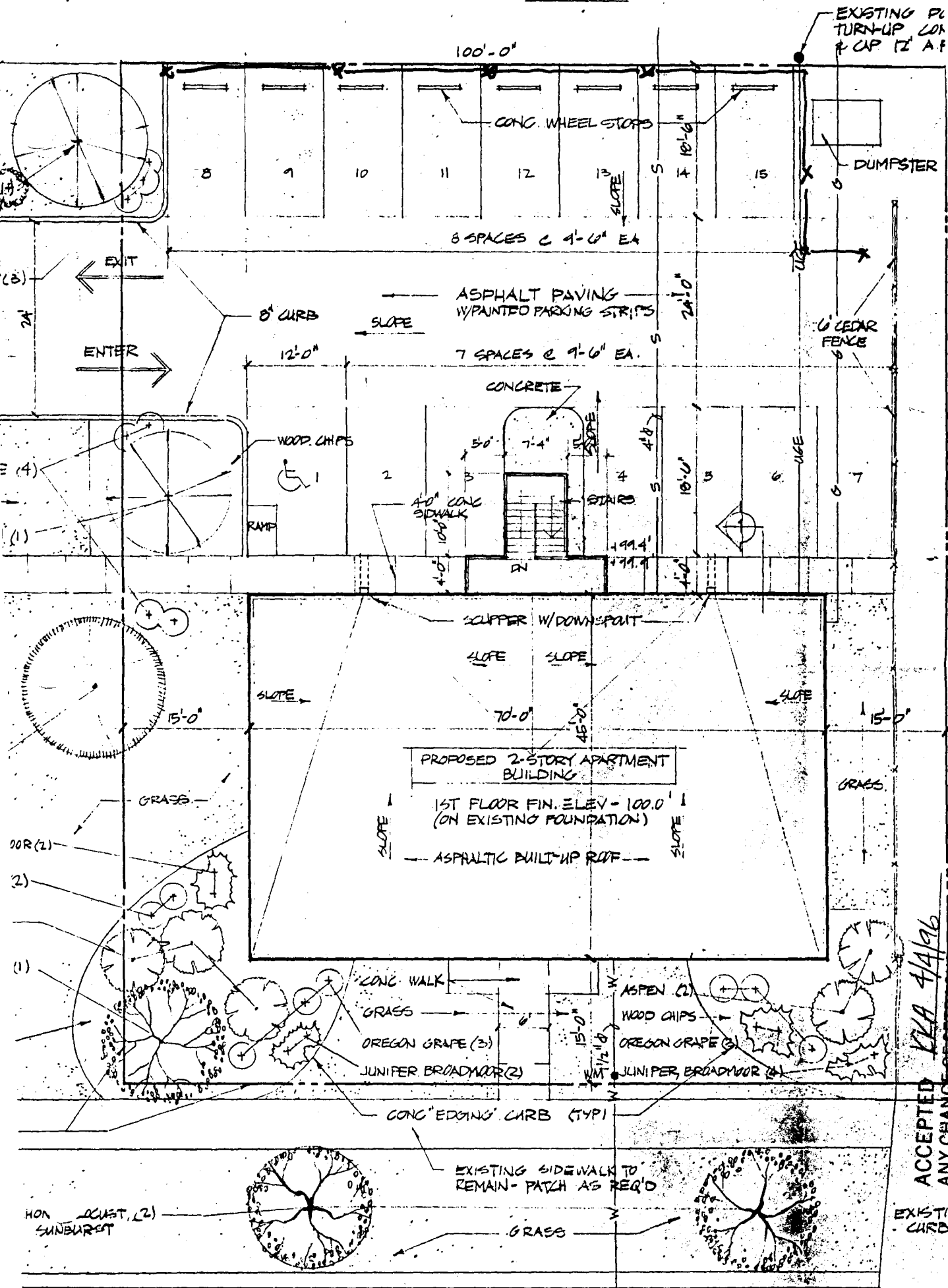
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ALLEY

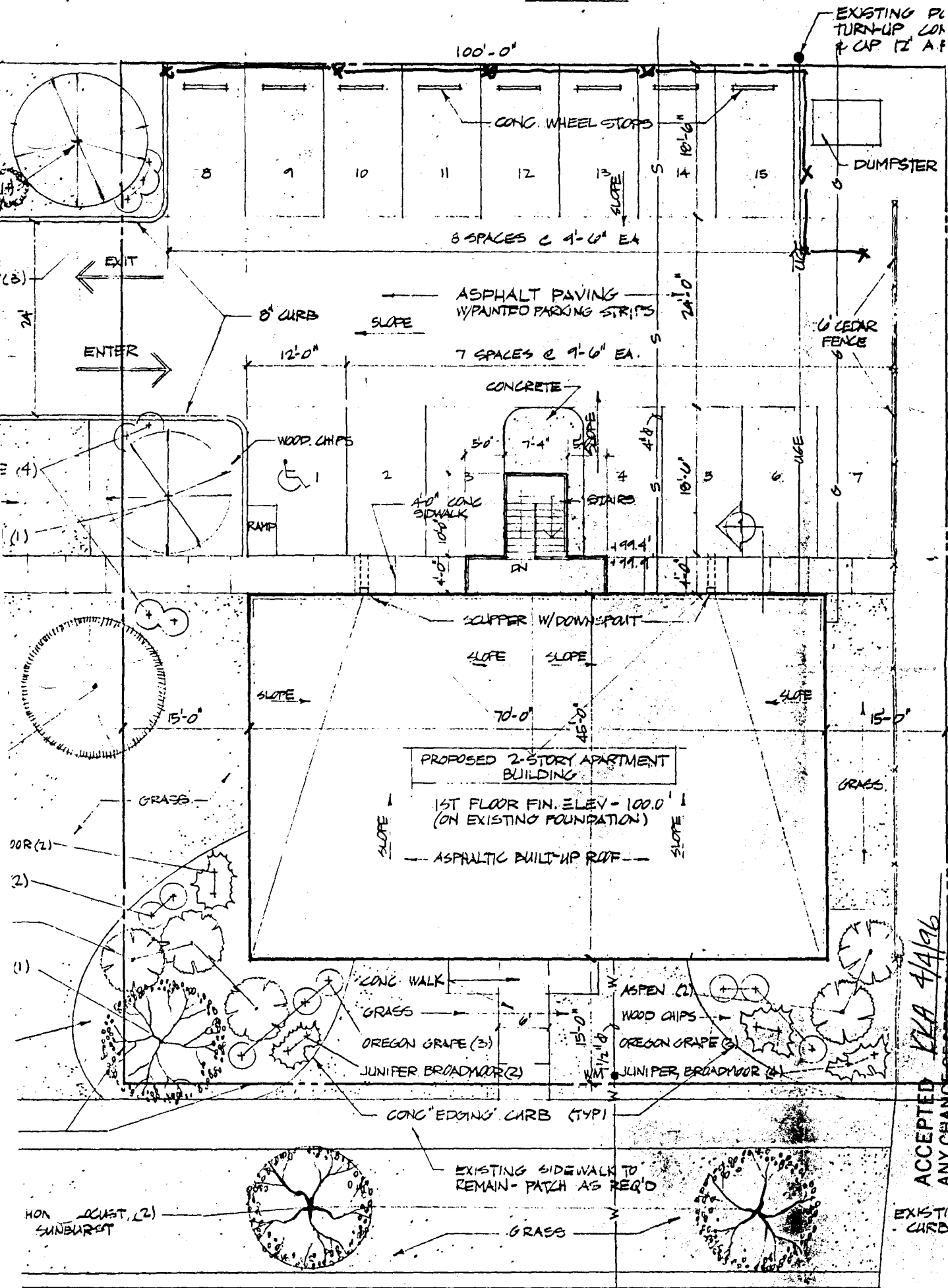


ACCEPTED RA 41496  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

BELFORD AVENUE

SITE F

ALLEY



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SITE F

