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|-----------------|------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 93 ⁰⁰ |
| DRAINAGE FEE \$ | — |

| | |
|-----------------|--------|
| BLDG PERMIT NO. | 56219 |
| FILE # | 127-93 |

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

✓ ADP

3022-3919

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3919 EAST COLUMBIA AVE TAX SCHEDULE NO. 2945-012-64-C63

SUBDIVISION Hermon Pointe SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1539

FILING 5 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER CK's Builders NO. OF DWELLING UNITS BEFORE: 0 AFTER: 2 CONSTRUCTION

(1) ADDRESS 676 29 1/2 Road

(1) TELEPHONE 242 6123 OR 244 9000 NO. OF BLDGS ON PARCEL BEFORE: N/A AFTER: 2 CONSTRUCTION

(2) APPLICANT SAME AS ABOVE USE OF ALL EXISTING BLDGS SINGLE FAMILY RESIDENCE

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: NEW CONSTRUCTION - S/P

(2) TELEPHONE _____

✓ 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-4 Landscaping / Screening Required: YES ___ NO ___

SETBACKS: Front 20'14" from Property Line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: per approval site plan attached

Maximum Height _____ CENS.T. 10 T.ZONE 21 ANNEX # _____

Maximum coverage of lot by structures _____

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 5/13/96

Department Approval [Signature] Date 5/13/96

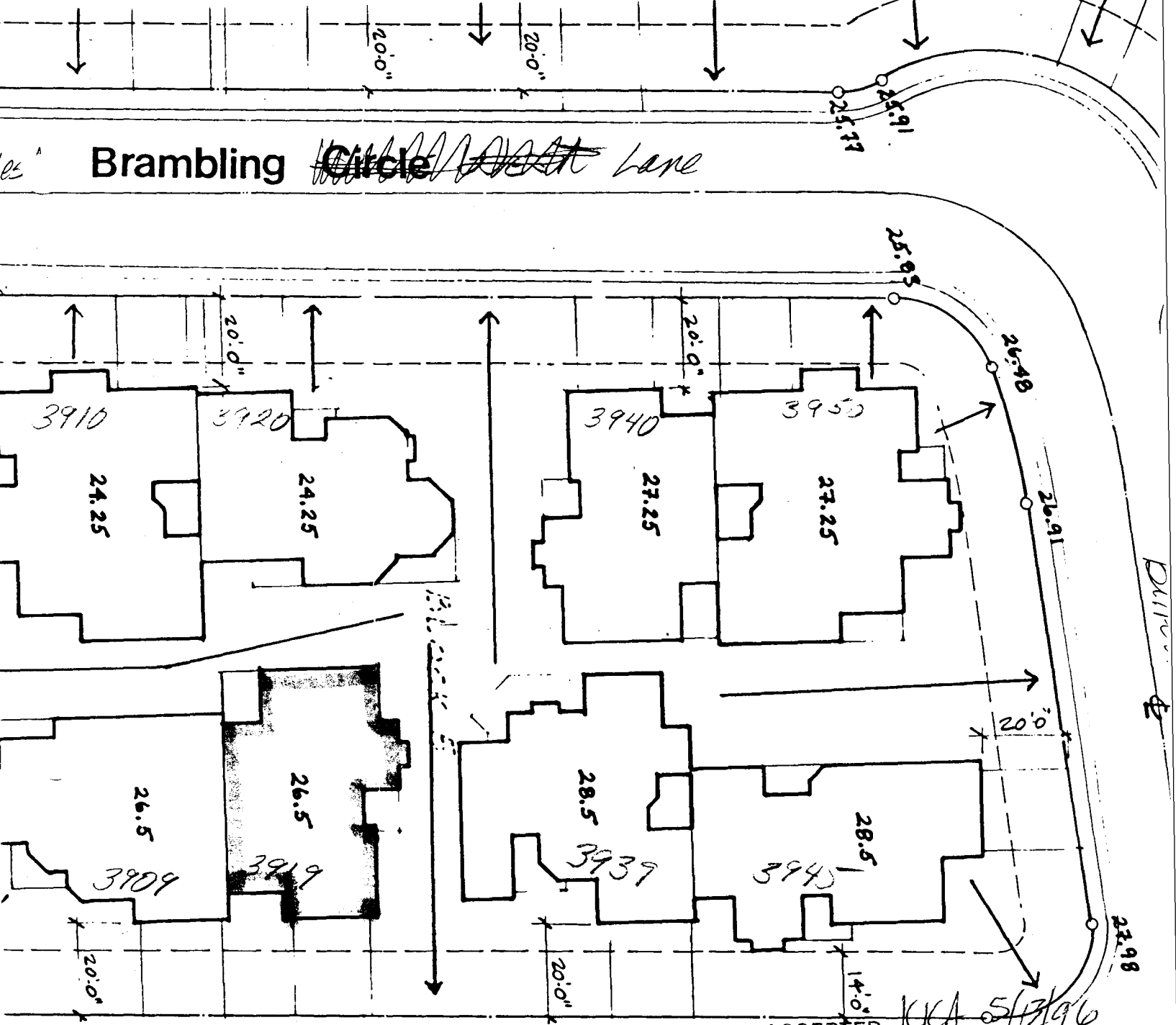
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9210

Utility Accounting [Signature] Date 5-15-96

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)

West Brambling ~~Circle~~ Lane



ACCEPTED *KCA 5/17/96*
 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.

East Brambling ~~Circle~~ Lane

