

FEE \$	10 <sup>00</sup>
TCP \$	93 <sup>00</sup>
DRAINAGE FEE \$	0

BLDG PERMIT NO.	58098
FILE #	RP-96-258

### PLANNING CLEARANCE

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

*WCP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3910 West Bennett Ave TAX SCHEDULE NO. 245-82-81-006

SUBDIVISION Pittman Point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1837  
*A REPT OF BLOCKS 4 & 5 Pittman Point*

FILING BLK LOT 06 SQ. FT. OF EXISTING BLDG(S) -0-  
*Blk 5 B. Filing No. 6*

(1) OWNER OK'S Builders NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 676 24 1/2 Road 81504 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 970-242-6123 USE OF ALL EXISTING BLDGS Single Family Residence

(2) APPLICANT OK'S Builders DESCRIPTION OF WORK & INTENDED USE: New Construction

(2) ADDRESS 676 24 1/2 Road

(2) TELEPHONE Same

✓ 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 \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Parking Req'mt \_\_\_\_\_

Special Conditions: per file 127-93  
per approved plan

CENS.T. 10 T.ZONE 21 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 10/17/96

Department Approval [Signature] Date 10/17/96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9583

Utility Accounting [Signature] Date 10/17/96

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)

