

FEE \$ <u>PJ w/ SPR</u>
TCP \$ - <u>0-</u>
DRAINAGE FEE \$ - <u>0-</u>

BLDG PERMIT NO. <u>56818</u>
FILE # <u>SPR 96-161</u>

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 2780 LANDINGVIEW TAX SCHEDULE NO. 2705-251-00-941

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 19400

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER TIMBERLINE AV. NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2780 LANDINGVIEW NO. OF BLDGS ON PARCEL
 BEFORE: -0- AFTER: _____ CONSTRUCTION

(1) TELEPHONE 243-1800 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT ALCO BUILDING DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 529 25 1/2 RD. OFFICE & HANDED

(2) TELEPHONE 242-1423

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 PAD Landscaping / Screening Required: YES NO _____

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt 25 spaces per plan
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear Per Plan from PL
 Special Conditions: No L.O. until landscaping is installed per plan or execute D.I.A.

Maximum Height _____ CENS.T. 16 T.ZONE 14 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 Monty [Signature] Date 6-15-91

Department Approval [Signature] Date 7/1

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

Utility Accounting [Signature] Date 7-15-91

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & D.

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Ut

Good to issue if okay
w/ Jody on drainage

OK
J. K. Clark
7-12-96

