

FEE \$	10 ⁰⁰
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO. 55921 for elec.
FILE #

3012-1430-01-8

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 2828 Orchard Ave TAX SCHEDULE NO. 2943-072-00-048

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2 at 80 sq ft ea.

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

(1) OWNER FPI Management NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 25 Cadillac Dr. CA 95825 ^{Sacto}
 NO. OF BLDGS ON PARCEL
 BEFORE: 9 AFTER: 11 CONSTRUCTION

(1) TELEPHONE (916) 920-3636

(2) APPLICANT Grand Manor Apts (Rebecca Bennett) USE OF ALL EXISTING BLDGS Apts.

(2) ADDRESS 2828 Orchard Ave DESCRIPTION OF WORK & INTENDED USE: Storage
and electrical pedestal

(2) TELEPHONE (970) 245-8349

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 RMF-1C Landscaping / Screening Required: YES _____ NO Existing

SETBACKS: Front 20' from Property Line (PL) Parking Req'mt existing
 or 65'-28'14" from center of ROW, whichever is greater
50'-0" ch. Special Conditions: _____

Side 3' from PL Rear 20' / 10' to alley from PL

to curb
 Maximum Height 36'

Maximum coverage of lot by structures 50' CENS.T. 6 T.ZONE 29 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 Rebecca Bennett Date 5-8-96

Department Approval Kathy [Signature] Date 5/8/96

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

Utility Accounting [Signature] Date 5/9/96

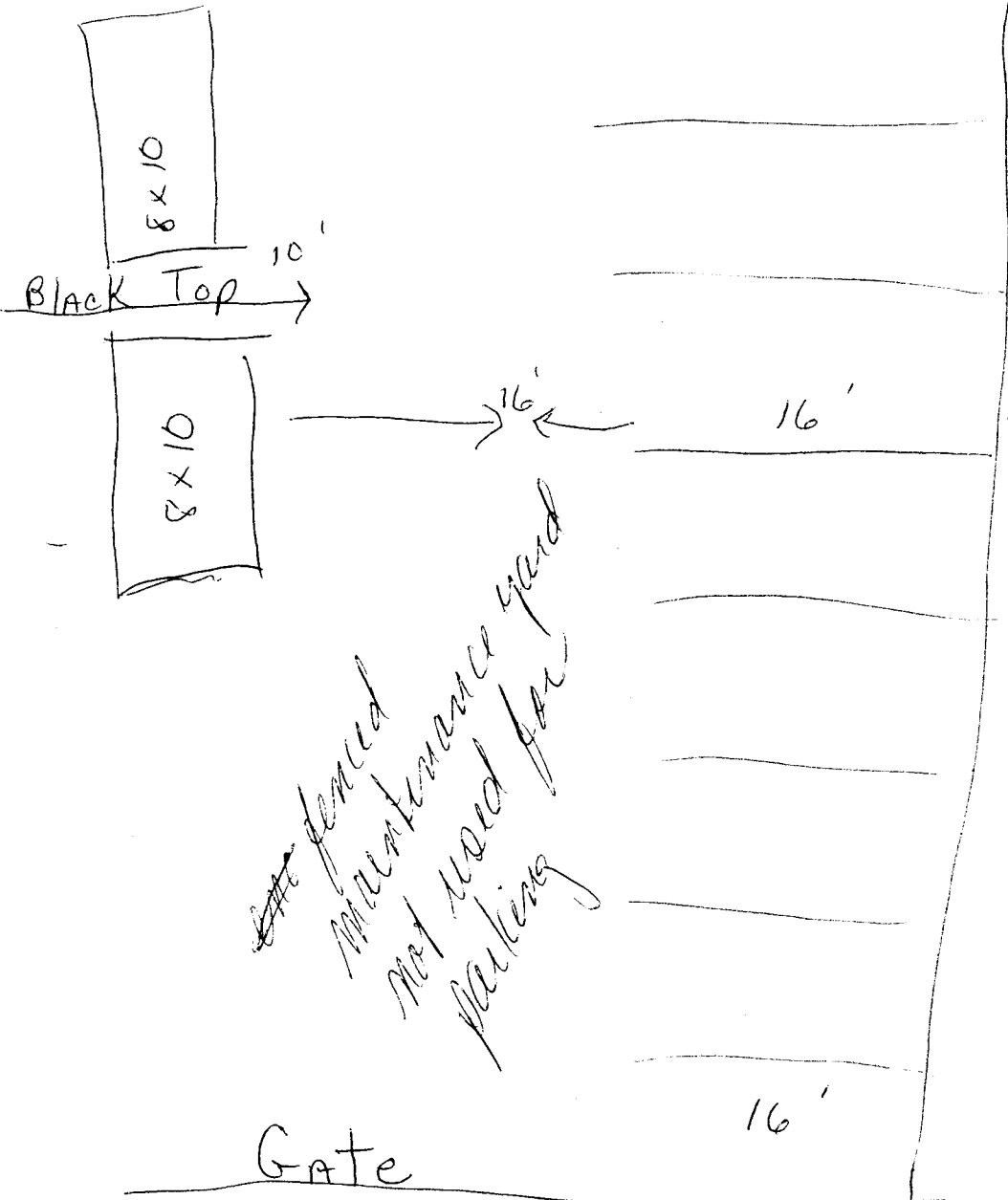
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Grand Manor Apts

Rebecca Bennett

245-8349



Storage sheds must be minimum of 3' from side property line and 10' from rear property line.

~~the~~ fenced maintenance yard not used for parking

Gate

ACCEPTED KP 5/9/96
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.