

FEE \$ PAID w/ SPR

BLDG PERMIT NO. 55688

Drainage # 310.88
TCP # 300.00

PLANNING CLEARANCE

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

SPR 96-12

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1105 Santa Clara Ave

TAX SCHEDULE NO. 2945-234-00-015

SUBDIVISION n/a

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 790 feet

FILING n/a BLK n/a LOT n/a

SQ. FT. OF EXISTING BLDG(S) 3260 feet

(1) OWNER Kenneth A. Heitt
2239 Rimrock Road

NO. OF DWELLING UNITS
BEFORE: 4 AFTER: 5 CONSTRUCTION

(1) ADDRESS Grand Junction, Co. 81503

NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 241-4000 (work)
243-0499 (home)

USE OF ALL EXISTING BLDGS residential

(2) APPLICANT Kenneth A. Heitt
2239 Rimrock Rd.

DESCRIPTION OF WORK & INTENDED USE: addition of

(2) ADDRESS Grand Junction, Co. 81503

a 2 bedroom apartment to an existing fourplex

(2) TELEPHONE 241-4000

✓ 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-16

Landscaping / Screening Required: YES per plan NO

SETBACKS: Front 20' from Property Line (PL) or
from center of ROW, whichever is greater

Parking Req'mt 2 paved - per plan

Side 10' from PL Rear 20' from PL

Special Conditions: see file
SPR 95-12

Maximum Height 36 feet

CENSUS TRACT 13 TRAFFIC ZONE 80

Maximum coverage of lot by structures 50%

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 Kenneth A. Heitt

Date December 28, 1995

Department Approval Clinton L. Albrecht

Date March 29, 1996

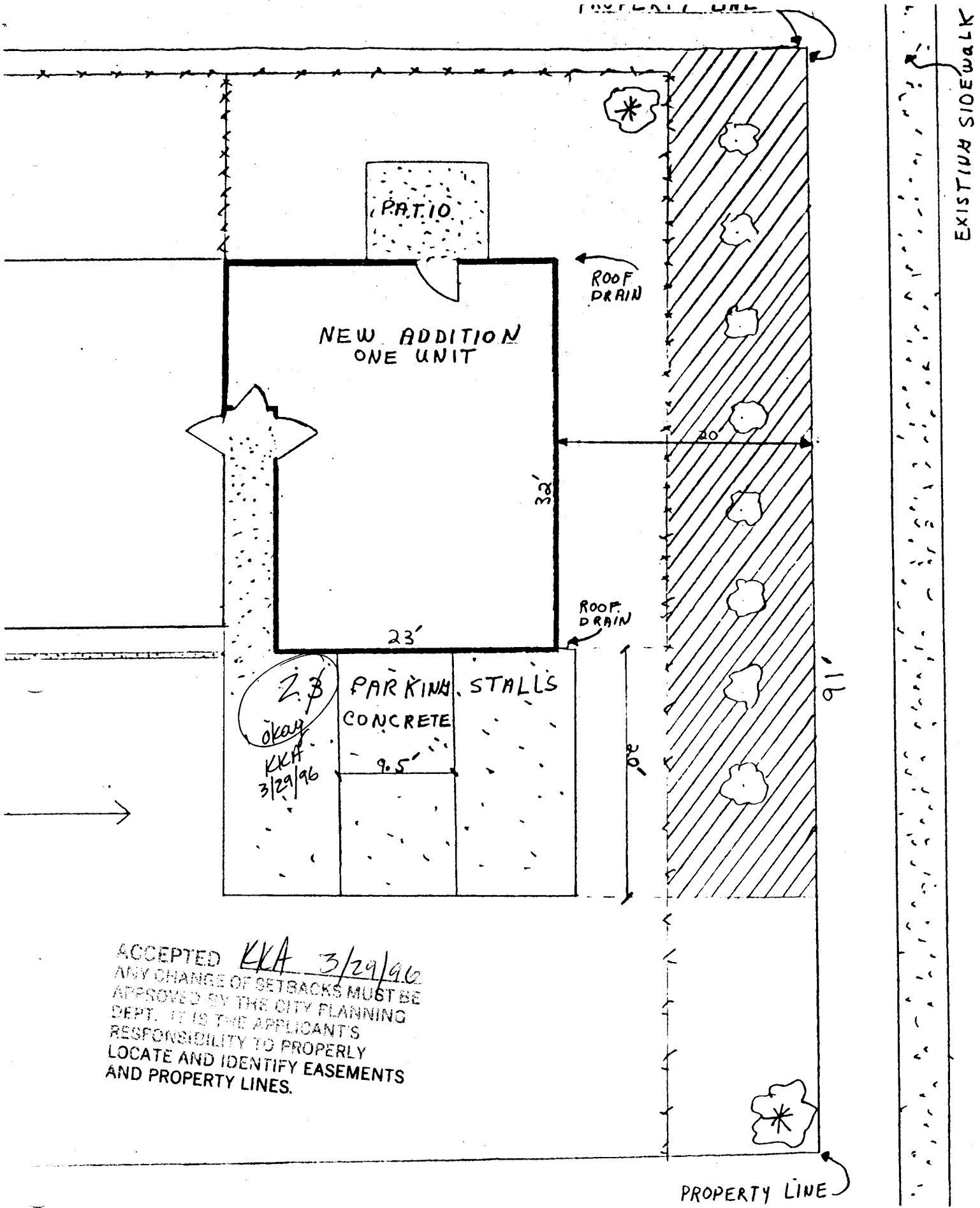
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9074

Utility Accounting C. Reardon

Date 3-29-96

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

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



ACCEPTED *KKA 3/29/96*
 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.