

FEE \$ 0

BLDG PERMIT NO. 54695

TCP-# 500

### PLANNING CLEARANCE

FLP 95-219

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

J3-0150

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 641 W. UTE AVE. TAX SCHEDULE NO. 2945-154-24-014

SUBDIVISION MOBLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10255 sq ft

FILING BLK 12 LOT 16 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER HABITAT for Humanity NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS PO Box 4947

(1) TELEPHONE 242-5211 Ext 184 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT E.T. TWINN USE OF ALL EXISTING BLDGS N/A

(2) ADDRESS 1300 N. 21<sup>st</sup> G&C Co. DESCRIPTION OF WORK & INTENDED USE:

(2) TELEPHONE 244 8737 S.F. DWELLING (New)

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 RSF-8 Landscaping / Screening Required: YES  NO

SETBACKS: Front 45' from Property Line (PL) or PLP-95-219 Parking Reqmt \_\_\_\_\_  
\_\_\_\_\_ from center of ROW, whichever is greater

Side 28:28' from PL Rear 40' from PL RIVER VIEW Special Conditions: A REVISED ELEVATION CERTIFICATE

Maximum Height 32' MUST BE SUBMITTED PRIOR TO C.O.F.O.  
Maximum coverage of lot by structures OK VERIFYING REF. FLOOR 1' ABOVE BASE FLOOD ELEVATION  
CENSUS TRACT 9 TRAFFIC ZONE 43

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 E.T. Twinn Date 10/24/95

Department Approval Bill N.M. Date 12-21-95

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 8850-S/F

Utility Accounting Millie Fowler Date 1-3-96

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)

**IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:**

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

**ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.**

