

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>292<sup>50</sup></u>

BLDG PERMIT NO. <u>59701</u>
FILE # _____

Single Family **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 724 24<sup>3</sup>/<sub>4</sub> RD TAX SCHEDULE NO. 2701-334-00-115

SUBDIVISION Pheasant Mead. SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Great New Homes NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 3032 I-70 B. Loop NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 434-4616 USE OF ALL EXISTING BLDGS N/A

(2) APPLICANT Great New Homes DESCRIPTION OF WORK & INTENDED USE: Single  
Family Residence

(2) ADDRESS 3032 I-70 B. Loop

(2) TELEPHONE 434-4616

✓ 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-4 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front 20' from Property Line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 7' from PL Rear 30' from PL Special Conditions: \_\_\_\_\_

Maximum Height 32'

Maximum coverage of lot by structures 35% Census Tract 9 Traffic Zone 4 Annx # \_\_\_\_\_

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 Asnew Boughton Date 3/27/97

Department Approval Santa J Costello Date 3/31/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 0050

Utility Accounting Obstacles Date 4-1-97

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)

