

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>59710</u>
FILE #

3019-2250-022 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 568 25 1/2 RD TAX SCHEDULE NO. 2945-101-00-979

SUBDIVISION Monument Little League SQ. FT. OF PROPOSED BLDG(S)/ADDITION 40x12

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

(1) OWNER Roger Condit NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) ADDRESS 568 25 1/2 RD NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 241 4583 USE OF ALL EXISTING BLDGS Home

(2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE: 12 x 40

(2) ADDRESS \_\_\_\_\_ Work Shop

(2) TELEPHONE \_\_\_\_\_

✓ 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 P 2 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or 55' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 0' from PL Rear 0' from PL Special Conditions: \_\_\_\_\_

Maximum Height 65'0

Maximum coverage of lot by structures \_\_\_\_\_ Census Tract 4 Traffic Zone 10 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 Roger Condit Date 3-27-97

Department Approval Antonio Castello Date 3-27-97

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

Utility Accounting Catherine Date 3-27-97

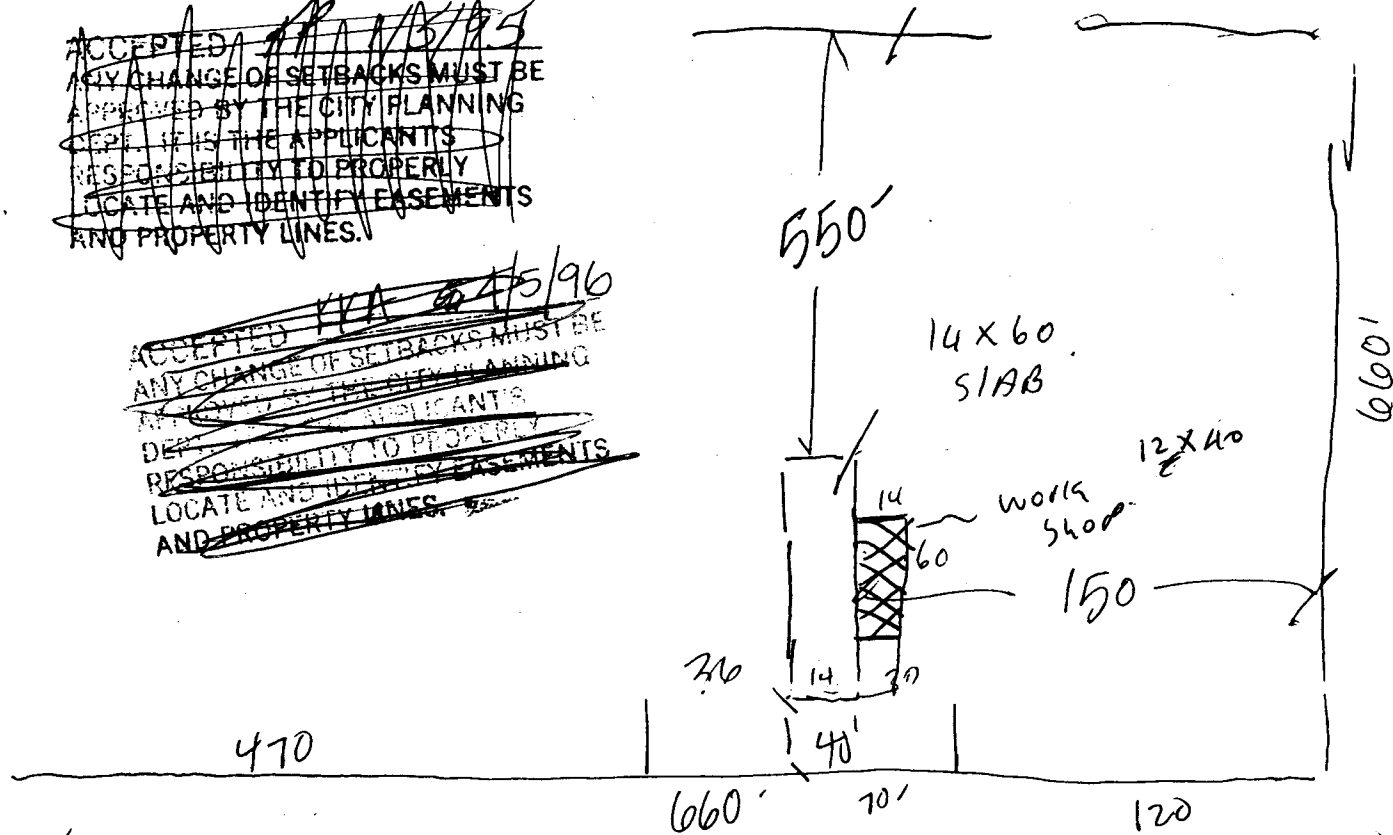
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED SLC 3/27/97  
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.

~~ACCEPTED 1/15/95  
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.~~

~~ACCEPTED KVA 6/4/96  
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.~~



1568 25 1/2 RD

25 1/2 RD