

750.00 Sewer Plant Inv Fee

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>500<sup>00</sup></u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>60596</u>
FILE #

### PLANNING CLEARANCE Single Family

~~(site plan review, multi-family development, non-residential development)~~  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 109 Independent TAX SCHEDULE NO. 2945-104-13-014

SUBDIVISION MONUMENT HT. SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 57<sup>3</sup> x 23<sup>4</sup>

FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0 24 x 44

(1) OWNER D & E GREENWOOD NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 CONSTRUCTION  
Same as Below

(1) ADDRESS P.O. Box 2867 GJT, CO

(1) TELEPHONE (970) 243-2308 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 CONSTRUCTION  
81502

(2) APPLICANT SUNDANCE PROPERTIES USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS P.O. Box 2867 GJT, CO DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
81502

(2) TELEPHONE (970) 243-2308 SET MODULAR HOME ON FND.

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-64 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front 20' from Property Line (PL) or Parking Req'mt 2  
Ind. 45' from center of ROW, whichever is greater  
1st. 65' Side 10' from PL Rear 20' from PL

Special Conditions: HUD approved

Maximum Height 36'

Maximum coverage of lot by structures 60% 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 Anna J. Brigham Date 5/6/97

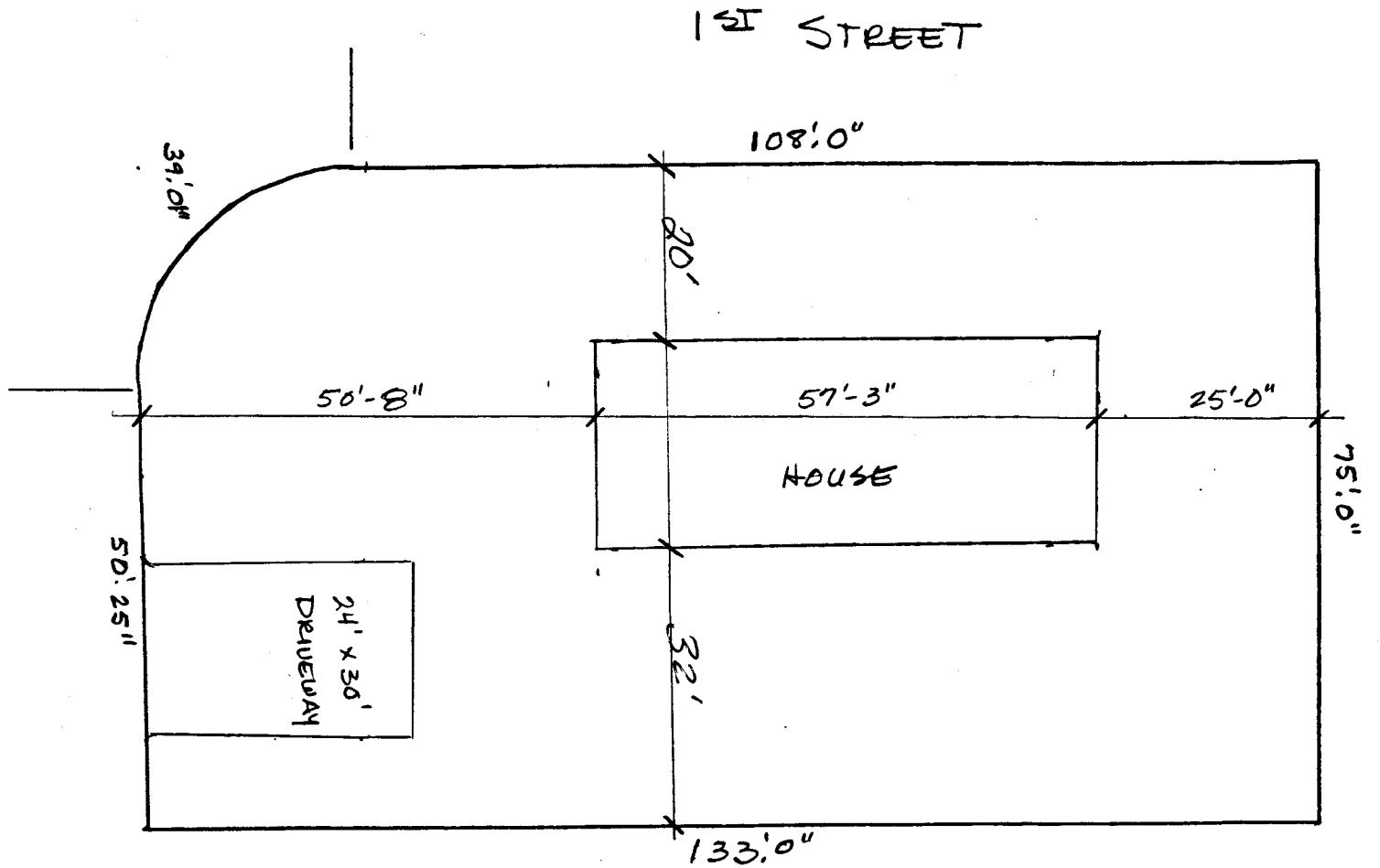
Department Approval Antonio Castella Date 5/6/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 16144

Utility Accounting AM Cole Date 5/6/97

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)



Driveway  
Location OK  
J. Mills  
3-21-97

109 INDEPENDENT

ACCEPTED SLC 5/16/97  
 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.

573 x 234  
 109  
 24 x 44  
 119

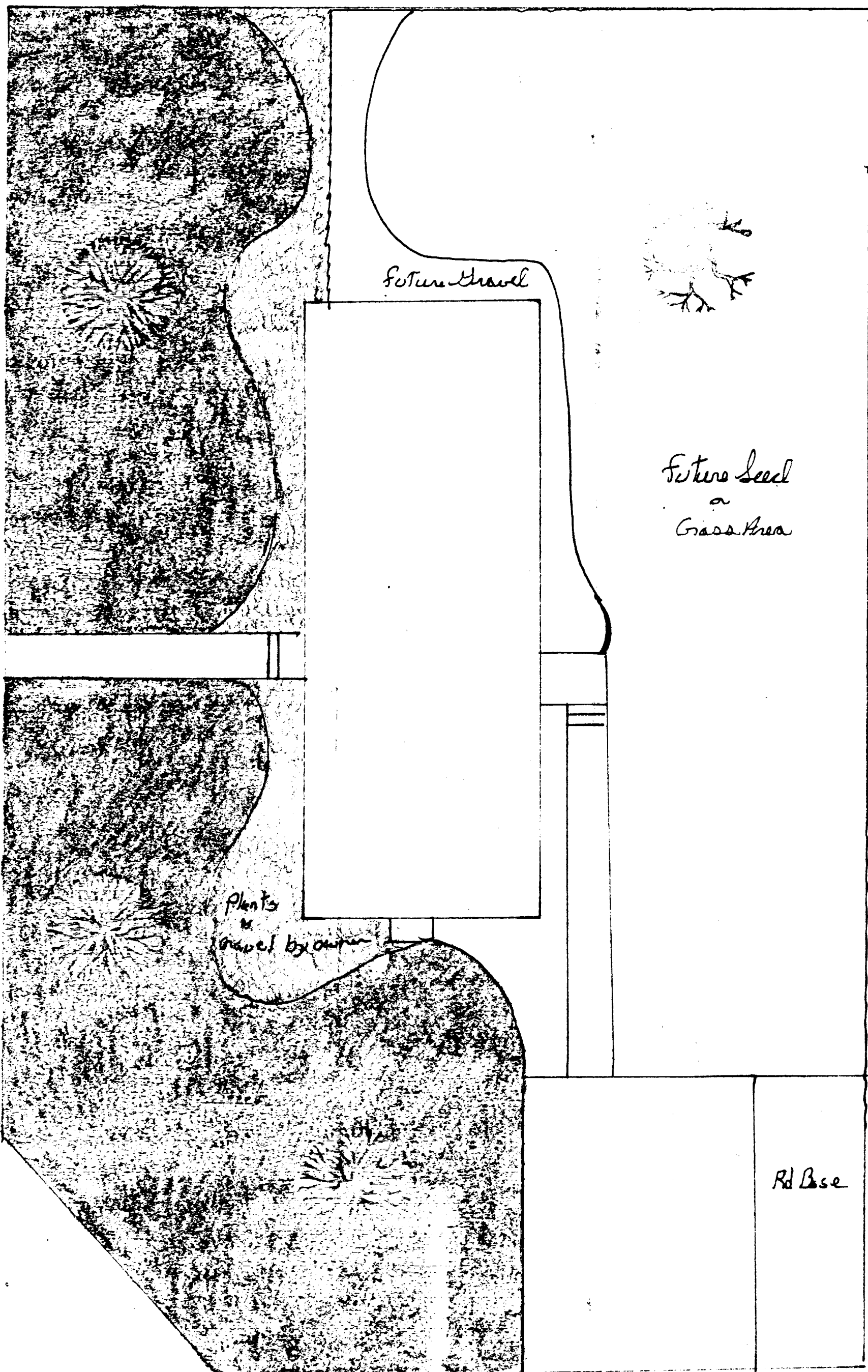
# New Concepts in Landscaping.

for  
Sandance Properties

by  
Land Escapes  $1\frac{1}{2}'' = 10' \text{ V.N.}$

109 Independent

1st Street



Future Shrub

Future Seel  
or  
Grass Area

Plants  
in  
Gravel by owner

Rd Base

1- Cottonwood  $1\frac{1}{2}''$  caliper  
measured 1'  
above ground  
level

2- Ash  $1\frac{1}{2}''$   
Caliper  
measured 1'  
above ground  
level

underground, pressurized  
irrigation system to be  
provided.

ACCEPTED BY KR 9/17/97  
MUST BE  
PROVIDED  
RESPONSIBLE  
LOCATE AND  
AND PROTECT