TCP \$ G School Impact \$ G FILE # PLANNING CLEARANCE (site plan review, multi-family development, non-residential development) Grand Junction Community Development Department ** This section to be completed by applicant ** 2 9.45 - 143 - 17 - 019 SLDG ADDRESS 520 - 524 mg/m 51 TAX SCHEDULE NO. 2945 - 143 - 17 - 019 SUBDIVISION	Planning \$ 500	Drainage \$		BLDG PERMIT NO. 60667	
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BETBACKS: Front from Property Line (PL) or processed from center of ROW, whichever is greater sidefrom PLfrom PL	R-3	* THIS SECTION TO BE COMPLETE			
Sidefrom center of ROW, whichever is greater Special Conditions:				g Required: YES NO	
Sidefrom PLfrom PLfrom PL	ETBACKS: Front	_ from Property Line (PL) or W, whichever is greater	Parking Req'mt	·	
Maximum coverage of lot by structures Cenusus Tract Traffic ZoneQA 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 Certificat of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvement in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvement thall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in a inhealthy 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 Plannin Clearance. One stamped set must be available on the job site at all times. hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all code: ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legi- tiction, which may include but not necessarily be limited to pon-use of the building(s). Applicant's Signature	ide from PL	Rear from PL	Special Conditions:		
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