| TCP\$          | School Impact \$ | FILE#           |
|----------------|------------------|-----------------|
| 7)             |                  |                 |
| Planning \$ // | Drainage \$      | BLDG PERMIT NO. |
|                | <u></u>          | <u> </u>        |

59053

PLANNING CLEARANCE (site plan review, multi-family development, non-residential development) Grand Junction Community Development Department \*\* THIS SECTION TO BE COMPLETED BY APPLICANT TAX SCHEDULE NO. 2945 BLDG ADDRESS \_ SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_ **BLK** SQ. FT. OF EXISTING BLDG(S) \_ NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_ CONSTRUCTION (1) ADDRESS NO. OF BLDGS ON PARCEL (1) TELEPHONE BEFORE: \_\_ AFTER: \_\_\_ \_\_\_ CONSTRUCTION USE OF ALL EXISTING BLDGS \_\_ (2) APPLICANT DESCRIPTION OF WORK & INTENDED USE: (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 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_ SETBACKS: Front from Property Line (PL) or Parking Req'mt 25° from center of ROW, whichever is greater Special Conditions: \_ from PL Rear Maximum Height Traffic Zone Maximum coverage of lot by structures Cenusus Tract 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 quaranteed 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 Department Approval Date Additional water and/or sewer tappfee(s) are required:

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

(Pink: Building Department)

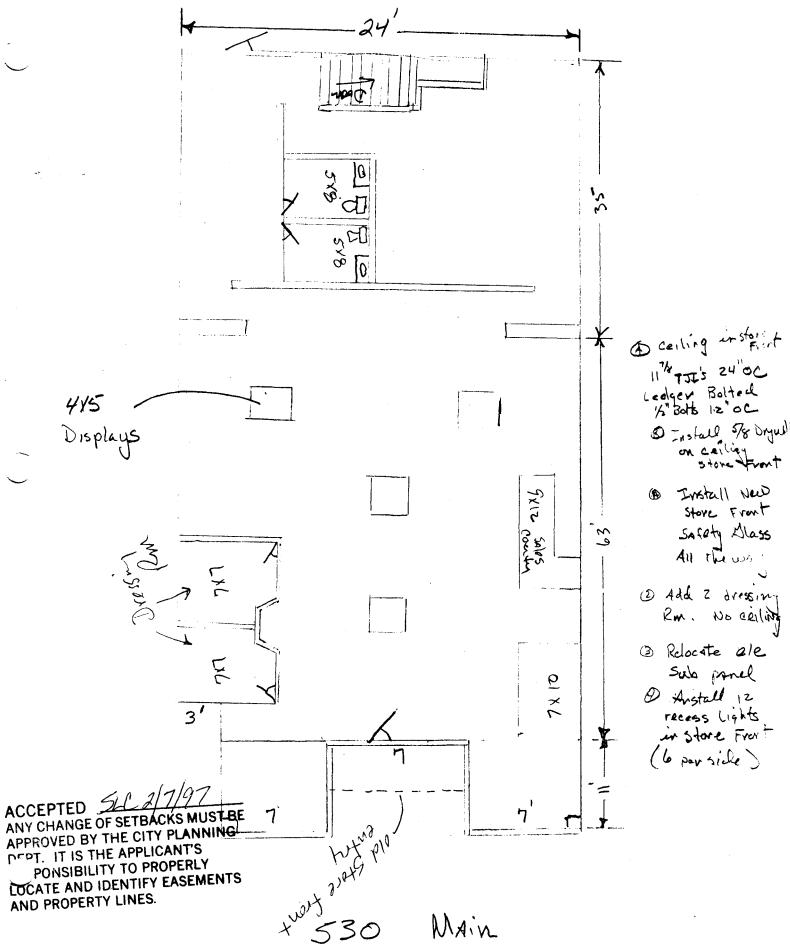
(Yellow: Customer)

Date

(Goldenrod: Utility Accounting)

Utility Accounting

(White: Planning)



- Install New sasety Dlass
- Rm. No ceiling