

Planning \$ <u>1000</u>	Drainage \$ <u>0</u>
TCP \$ <u>500</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>67825</u>
FILE # _____

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 ~~2455~~ 2465 SEPIAZZA TAX SCHEDULE NO. 2945-011-77-013

SUBDIVISION ALCO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3594 1797

FILING _____ BLK 3 LOT A & B SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER STEVE JOSEPHS NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 450 SANDIA DR

(1) TELEPHONE 243-8190 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT SAME USE OF ALL EXISTING BLDGS _____

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: S/F Unit

(2) TELEPHONE _____ DUPLEX - 1/2 OCCUPIED BY ME
1/2 RENTAL UNIT

✓ 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 PR-2 Landscaping / Screening Required: YES _____ NO _____

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

Side 5' on non-attached sides Rear _____ from PL Special Conditions: Per Bldg Env.

Maximum Height _____

Maximum coverage of lot by structures _____ Census Tract 10 Traffic Zone 21 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 [Signature] Date 10-20-97

Department Approval [Signature] Date 10-30-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10666

Utility Accounting [Signature] Date 10-30-97

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)

2465

ACCEPTED SLC-10-30-97
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.

DRIVEWAY LOCATION O.K.
K. Ashbeck
10/20/97

SUMI
C/O COLA&B BEO

